PREPARED BY (AND RETURN TO):
**WILKINS & IVEY**, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8745

W & I Ref: (cmw) (Title No: 35317)
Dav. Co. File: Box 8

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

**State of Tennessee**
**County of Davidson**
The actual consideration or value, whichever is greater, for this transfer is: $ 148500.00

John P. Lucas
Affiant

Sworn and subscribed before me this 24th day of June, 1994.

Notary Public

My Comm. Expires:

| ADDRESS NEW OWNER: | RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PARCEL NUMBERS |
|---|---|---|
| John P. Lucas<br>Lisa Lucas<br>6104 South Riverbend Drive<br>Nashville, TN 37221 | Leader Federal Bank for Savings<br>P.O. Box 2926<br>Memphis, Tennessee 38101-2926 | 155-08-B-073<br>09D 80233 |

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Samuel McQueen, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John P. Lucas and spouse, Lisa Lucas,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 73 on the plan of Resubdivision of Lots 73 and 74 of Phase I of South Colony of Riverbend, of record in Book 7900, page 11, Register's Office for said County.

SAID Lot No. 73 fronts 93.03 feet on the southwesterly margin of South Riverbend Drive and extends back 105.44 feet on the northwesterly line and 102.20 feet on the southeasterly line to a dead line in the rear, measuring 95.96 feet thereon.

BEING the same property conveyed to Samuel McQueen, a single person, by deed from Kimberly Smith Ridgway, a single person, of record in Book 9140, page 185, said Register's Office.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to Covenants, Conditions and Restrictions of record in Book 5349, page 921, Book 6474, page 354, Book 6486, page 588, Book 7199, page 119 and Book 7781, page 645, said Register's Office; and to all matters as shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Samuel McQueen by Ellen Christianson as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

65101
IDENTIF. & REFERENCE

94 JUN 27 PM 1:22
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

**This is improved property, known as:** 6104 South Riverbend Drive, Nashville, TN 37221

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 24th day of June, 1994.

Samuel McQueen

**Samuel McQueen, By: Ellen Christianson, Atty-In-Fact**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Christianson**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Samuel McQueen**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of June, 1994.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires:_____

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**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Samuel McQueen**

**TO: John P. Lucas and Lisa Lucas**

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

**Ellen Christianson, Affiant**

Sworn to and subscribed before me this

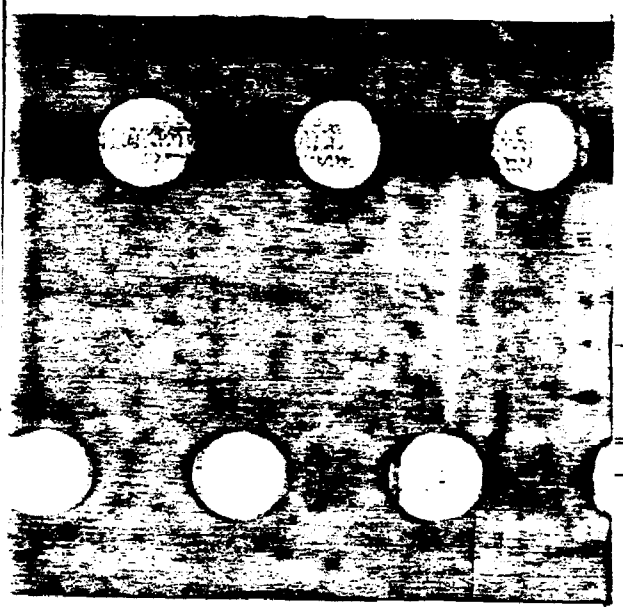
24th day of June, 1994.

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 7/27/96

My Commission Expires:_____

0532 06/27 0101 03CHECK 558-45



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

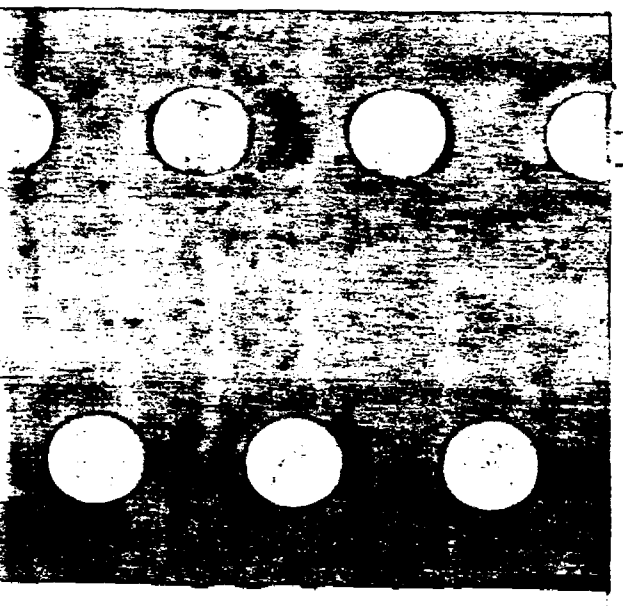
RECEIVED OF _____

FOR _____

BOOK 9389 PAGE 219

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | CAMT | | 148500.00 |
| | | CON TX | | 549.45 |
| | | PRFEE | | 1.00 |
| | | WDEED | | 8.00 |
| | | TOTAL | | 558.45 |
| | | CHECK | | 558.45 |
| 06/27/94 | 01 | 13:22 | 0001 | 0532 |



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65101

IDENTIF. A REFERENCE

94 JUN 27 PM 1:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 807220