BOOK 10246 PG 901

THIS INSTRUMENT PREPARED BY:
JOHN R. BRADLEY & ASSOCIATES mail
Attorneys-at-Law
311 East Main Street, Suite 3
Hendersonville, Tennessee 37075

SEND TAX BILLS TO
NEW PROPERTY OWNER:
Charles A. Lackey
416 Anderson Lane
Madison, Tennessee 37115

TAX MAP: 43-13

PARCEL: 55

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CARL BROWN**, Grantor, have this day bargained and sold, and hereby transfer and convey unto **CHARLES A. LACKEY** and wife, **KATHERINE E. LACKEY**, Grantees, as tenants by the entirety, their heirs and assigns, forever, the following described property:

> SITUATED in Davidson County, Tennessee, and further described as follows:
>
> BEING Lot No. 51, of Block "B" of the Map of Forrest Park Subdivision, of record in Book 843, Page 44, Register's Office for said County.
>
> SAID Lot No. 51 fronts 50 feet on the south side of Old Hickory Boulevard and runs back between parallel lines 150 feet to a dead line.
>
> BEING the same property conveyed to Carl Brown by deed of record in Book 10246, Page 897, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements thereon and all appurtenances thereunto, belonging unto the said **CHARLES A. LACKEY** and wife, **KATHERINE E. LACKEY**, Grantees, their heirs and assigns, forever.

I do covenant with the said **CHARLES A. LACKEY** and wife, **KATHERINE E. LACKEY**, Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, and have a perfect right to convey the same, that the same is free and clear of all encumbrances, EXCEPT for applicable zoning and building regulations, and all visible easements, and the title to said property I will forever warrant and defend against the claims and demands of all persons.

I, **MAXINE BROWN**, wife of **CARL BROWN**, convey whatever right, title, or interest I may have in the said property, by virtue of the marital laws of the state of Tennessee, or otherwise.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR HEREIN. THERE HAS BEEN NO TITLE SEARCH TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

IN TESTIMONY WHEREOF, we hereunto set our hands on this the 31st of October, 1996.

Carl Brown
CARL BROWN

Maxine Brown
MAXINE BROWN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, a Notary Public in and for the State and County aforesaid, **CARL BROWN** and wife, **MAXINE BROWN**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, on this the 31st day of October, 1996.

Mary Ralph Bradley
NOTARY PUBLIC

MARY RALPH BRADLEY NOTARY PUBLIC AT LARGE SUMNER TENN.

My Commission Expires: 5/3 98.

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer, or the fair market value of the property transferred, whichever is greater, is $ 25,000.00.

Charles Lackey
AFFIANT

Subscribed and sworn to before me this the 31st day of October, 1996.

Mary Ralph Bradley
NOTARY PUBLIC

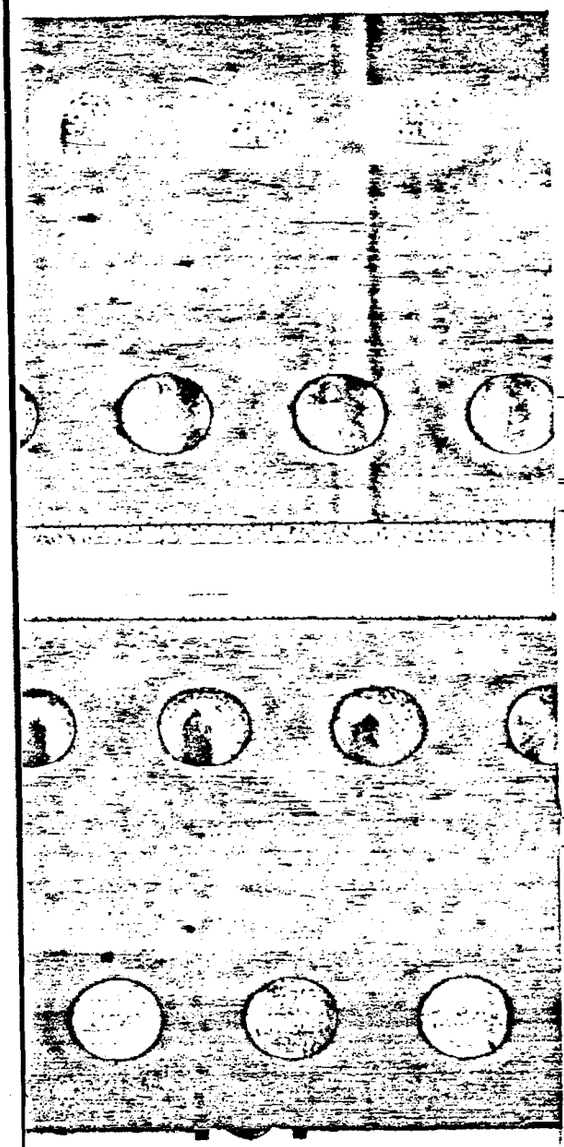
MARY RALPH BRADLEY NOTARY PUBLIC AT LARGE SUMNER TENN.

My Commission Expires: 5/3 98.

02242756
IDENTIF. ↑ REFERENCE

NOV 4 AM 8:25
FELIX Z. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

7191 11/04 01:01 03CHECK 101.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10246 PG 903

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 25000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 101.50
				CHECK 101.50
11/04/96	01	08:26	0001	7191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242756
IDENTIF. & REFERENCE

96 NOV -4 AM 8:25

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 1084125