7953 01/27 0101 03CHECK 253.50

PREPARED BY: & return to:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10329 PG 455

WARRANTY DEED

THIS INDENTURE is made and entered into this 23rd day of January, 1997, by and between JOHN T. McLEOD, UNMARRIED, Grantor, and ROBERT L, WILLIAMS, JR. and GLORIA A. WILLIAMS, HUSBAND AND WIFE, Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, JOHN T. McLEOD, UNMARRIED, herein referred to as Grantor, has this day bargained, sold and does hereby transfer and convey unto the said ROBERT L, WILLIAMS, JR. and GLORIA A. WILLIAMS, HUSBAND AND WIFE, herein referred to as Grantees, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is ____improved property known as 1303 ARDEE AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantor does covenant and agree with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantor further covenants and binds himself, his/her successors, heirs and representatives, to warrant forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

John T. McLeod

JOHN T. McLEOD, Signature of Seller

0267076
IDENTIF. ↑ REFERENCE

97 JAN 27 AM 9:37

DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JOHN T. McLEOD, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **January, 1997.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

ROBERT L, WILLIAMS, JR. and GLORIA A. WILLIAMS
1303 ARDEE AVE
Nashville Tn 37216

Property Address:

1303 ARDEE AVENUE
NASHVILLE, TN 37216

BOOK 10329 PG 456

Person Responsible for Taxes:

PACIFIC SOUTHWEST BANK
P.O. Box 219012
Dallas TX 75221

Parcel #: MAP 61-16, PARCEL 236

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $65000, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **January, 1997.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the southerly party of Lot No. 55 of Block "C" on the Map of Sunnymead, as of record in Book 974, pages 56 and 57, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Ardee Avenue and runs back 202.5 feet on the westerly line of said part of said Lot No. 55, and 205 feet, more or less, on the easterly line of said part of said Lot No. 55, to a dead line in the rear, measuring 50 feet, more or less, thereon.

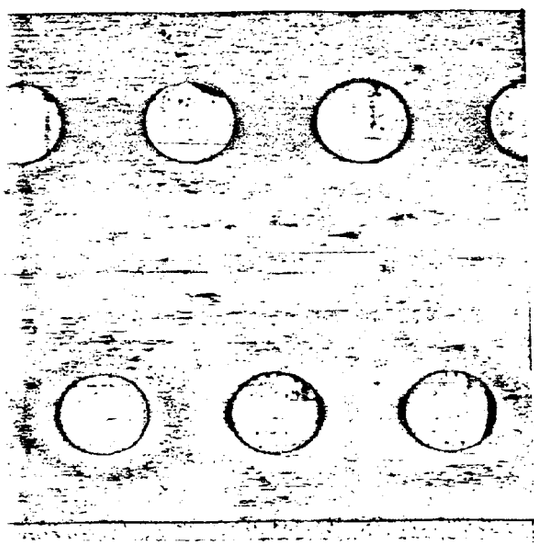
BEING the same property conveyed to Carl H. Lane, Jr., and wife, Katherine M. Lane, (now Katherine Mosley McLeod), by Deed from Margaret Dixion Ayers and husband, William Ayers, of record in Book 2925, page 93, Register's Office for Davidson County, Tennessee. Carl H. Lane, Jr., and wife, Katherine M. Lane were since divorced and by Final Decree of Divorce, of record in Book 5062, page 954, Register's Office for Davidson County, Tennessee, the property was divested out of Carl H. Lane, Jr., and vested in Katherine M. Lane, however, Katherine M. Lane was prohibited to sell or mortgage said property without the express permission of the Court. Said permission was given by Order dated March 10, 1978, and of record in Book 10321, page 453, said Register's Office. Katherine M. Lane subsequently remarried John T. McLeod and by Quitclaim Deed of record in Book 5264, page 32, John T. Blankenship, Trustee, conveyed the property to Katherine Msley McLeod and husband, John T. McLeod, as tenants by the entirety. Katherine Mosley McLeod died on 10-19-98, and by operation of law, the property was vested in her surviving spouse, John T. McLeod, the Grantor herein.

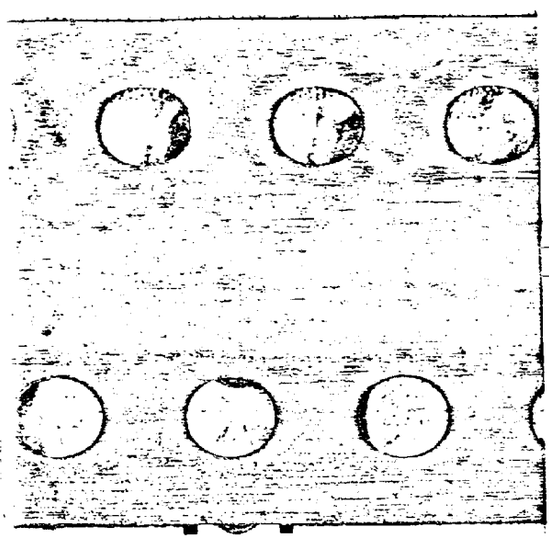
BOOK 10329 PG 457

EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 61-16, PARCEL 236).

2. All matters set forth on the Plan of record in Book 974, page 56 AND 57, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10329 PG 458

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			MAMT	65000.00
			ERR	CO
			MAMT	65000.00-
			CAMT	65000.00
			CON TX	240.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	253.50
			CHECK	253.50

01/27/97 01 09:38 0001 7953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267076 IDENTIF. # REFERENCE

97 JAN 27 AM 9:

DAVIDSON COUNTY

No. 1110426