0308808

IDENTIFICATION REFERENCE

97 MAY 27 PM 1:42

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (pmt) Title No: 38870
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Larry W. McKee Hannah K. McKee 815 Rodney Drive Nashville, TN 37205	First Republic Mortgage Corporation 3212 West End Avenue, Ste. 500 Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: Map 115-9, Parcel 50

BOOK 10467 PG 231

WARRANTY DEED

5289 05/27 0101 03CHECK 656.50

FOR AND IN CONSIDERATION of the sum of **$ 175000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerald F. Nicely, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Larry W. McKee and spouse, Hannah K. McKee,** 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. 219 on the Plan of West Meade Hills Section Eight of record in Book 3600, Page 61, amended in Book 3939, Page 417, Register's Office for said County.

SAID Lot No. 219 fronts 115.0 feet on the northwesterly margin of Rodney Drive and extends back 516.39 feet on the northeasterly line and 450.16 feet on the southwesterly line to a dead line in the rear, measuring 132.37 feet thereon. Together with, as an appurtenance and subject hereto that certain easement for driveway purposes of record in Book 4003, Page 306, said Register's Office.

BEING the same property conveyed to Gerald F. Nicely and wife, Karen P. Nicely, by deed from Walter B. Sandlin and wife, Carolyn Sandlin of record in Book 5135, Page 118, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Gerald F. Nicely by Quitclaim Deed from Karen P. Nicely (being the same person as Karen Parsons Nicely), of record in Book 9601, Page 788, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 815 Rodney Drive, Nashville, TN 37205

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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 22nd day of May, 1997.

Gerald F. Nicely

BOOK 10467 PG 232

State of Tennessee
County of Davidson

On this 22nd day of May, 1997, before me the undersigned authority, personally appeared **Gerald F. Nicely**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 175000.00

Affiant

Sworn and subscribed before me on the 22nd day of May, 1997.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 10467 PG 233

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	
				175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	656.50
			CHECK	656.50
05/27/97	01		13:43 0001	5289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308808
IDENTIF. & REFERENCE

97 MAY 27 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. [illegible]