BOOK 10711 PG 816

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Franklin D. Conley
105 Duling Avenue
Madison, Tenn. 37115

SEND TAX BILLS:
Same

Map 119-15, Parcel 99

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **JUDITH LANCASTER, unmarried,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **FRANKLIN D. CONLEY, unmarried,** the following described property to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 24 on the Plan of Southlake, Section 4, of record in Plat Book 3300, page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> **BEING** the same property conveyed to Frances Morton Lancaster, Laurielyn Lancaster and Judith Lancaster, as Joint Tenants with Right of Survivorship by Deed from Frances E. Beasley, a widow of record in Book 8294, page 91, Register's Office for Davidson County, Tennessee. Frances Morton Lancaster died on January 24, 1996 and Laurielyn Lancaster conveyed her interest to Judith Lancaster by Quitclaim Deed dated July 25, 1996 of record in Book 10140, page 448, said Register's Office.
>
> Said conveyance is made subject to restrictive covenants of record in Book 3460, page 484, and Plat of record in Plat Book 3300, page 85, Register's Office for Davidson County, Tennessee.
>
> Taxes for 1997 are to be prorated and paid by the Grantor named herein. Possession to be given date of deed.

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, his heirs and assigns forever; and the Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and the same is unencumbered, except for the matters as herein set forth, and the Grantor does further

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An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on this the 5th day of December, 1997.

Judith Lancaster
JUDITH LANCASTER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public for said County and State, **JUDITH LANCASTER,** with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office on this the 5th day of December, 1997.

David M. Conley
NOTARY PUBLIC

My Commission Expires: 3/30/1999

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Frank D Conley
AFFIANT

Subscribed and sworn to before me this the 5th day of December, 1997.

David M. Conley
NOTARY PUBLIC

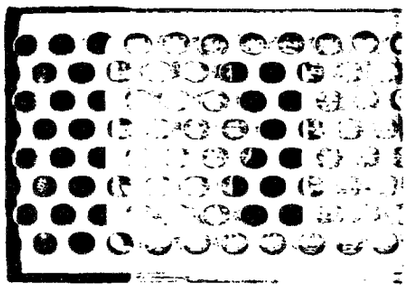
My Commission Expires: 3/30/1999

C:\wd\conley.wd

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An Association of Attorneys
554 West Main Street
Gallatin, Tennessee 37066
Gallatin
(615) 452-5537

97 DEC -8 PM 9:05

0377521
IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10711 PG 818

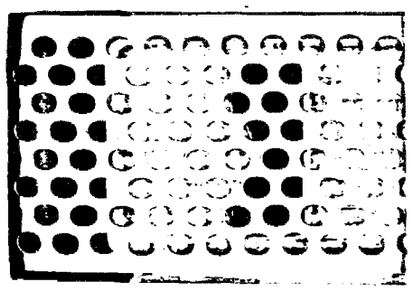
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT TX [illegible]
CON TX 220.00
PRFLE 1.00
MREED [illegible]
TOTAL 277.00
CHECK 277.00

12/08/97 01 [illegible] E279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0377521
IDENTIF. & REFERENCE

97 DEC -8 AM 9:05

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1229081