BOOK 10715 PG 245

THIS INSTRUMENT PREPARED BY:

Mail

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00

Judith C. Lancaster
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Mitchell A Watts
Notary Public

My Commission Expires: 4-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JUDITH C. LANCASTER 1419 Greenwood Avenue Nashville, Tennessee 37206	JUDITH C. LANCASTER 1419 Greenwood Avenue Nashville, Tennessee 37206	MAP 83-2 PARCEL 40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE THOUSAND AND NO/100---------- ---------- ($ 65,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JOHN F. EASLEY, III hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JUDITH C. LANCASTER, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the westerly 52.0 feet of the easterly 93.0 feet of Lot No. 3 on the Plan of H.M. Doak's Subdivision as of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 3 fronts 52.0 feet on the northerly side of Greenwood Avenue and runs back between parallel lines 200.0 feet to an alley.

BEING the same property conveyed to John F. Easley and wife, Nell T. Easley, by deed from I.H. Gibson of record in Book 1298, page 83, Register's Office for Davidson County, Tennessee; the said John F. Easley having predeceased Nell T. Easley and the Will of Nell T. Easley of record in Will Book 211, page 713, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to John F. Easley, III.

This is improved property known as 1419 Greenwood Avenue, Nashville, Tennessee 37206

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT_s_ with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha_s_ good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of H.M. Doak's Subdivision of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 5th day of December, 19 97.

JOHN F. EASLEY, III

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

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 JOHN F. EASLEY, III, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of December, 19 97.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9410 12/10 0101 03CHECK 249.50

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

Notary Public

037854.3
IDENTIF. & REFERENCE
97 DEC 10 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10715 PG 247

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50
12/10/97 01 10:17 0001 9410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0378543
IDENTIF. # REFERENCE

97 DEC 10 AM 10:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1230195