0417065

IDENTIF. & REFERENCE

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
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (fh) Title No: 39775
Dav. Co. File: Box 8

98 MAR 27 PM 3:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10858 PG 49

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew B. Green Leigh Ann Green 1005 Caruthers Avenue Nashville, TN 37201	First Union Mortgage 1100 Corporate Center Dr./NC-4777 Raleigh, NC 27607-5066

TAX MAP-PARCEL NUMBERS: 118-1-182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 164,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lees Properties,LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew B. Green and spouse, Leigh Ann Green,** 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 part of an unnumbered tract shown on the Plan of Montrose Place of record in Book 57, page 63, said Register's Office, described as follows:

BEGINNING at a point in the southerly margin of Caruthers Avenue, the northeast corner of Lot No. 12 of said Montrose Place; thence with the easterly line of said Lot No. 12, southerly 178.2 feet, more or less, to the northerly margin of an alley; thence with the margin of the same, easterly 70 feet to a point; thence northerly 178.2 feet more or less to the southerly margin of Caruthers Avenue; thence with the margin of the same, westerly 70 feet to the beginning.

BEING the same property conveyed to Lees Properties, LLC by deed from Wilson Enterprises, Inc., a Tennessee Corporation, of record in Book 10441, page 990, said Register's Office.

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

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 57, Page 63, said Register's Office.

This is improved property, known as: 1005 Caruthers Avenue, Nashville, TN 37201

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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors 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 27th day of March, 1998.

Lees Properties,LLC

By: Robert L McKeon
Title: Chief Manager

State of Tennessee
County of Davidson

Before me, the undersigned, personally appeared Robert L. McKeon _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of Lees Properties,LLC, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 27th day of March, 1998.

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: $ 164,900.00

_____
Affiant

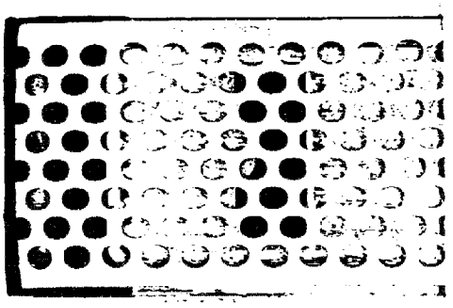
Sworn and subscribed before me on the 27th day of March, 1998.

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

My Commission Expires: _____

_____
Notary Public

03/27 0101 03CHECK 619.13



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

RECEIVED OF _____

FOR _____

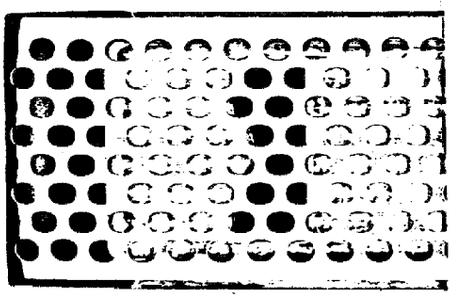
BOOK 10858 PG 51

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
164900.00
CON TX 610.13
PRFEE 1.00
WDEED 8.00
TOTAL 619.13
CHECK 619.13
03/27/98 01 15:16 0001 1911

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04 17665
IDENTIF. & REFERENCE

98 MAR 27 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1272190