BOT 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $354,607.00 Adrian L LeMaster **AFFIANT** Subscribed and sworn to before me, this 18th day of June, 1998. Notary Public My Commission Expires: 4/27/99

Address New Owners As Follows: Edward B. LeMaster, III and Adrian L. LeMaster, 4503 Wayland Drive, Nashville, TN 37215

Send Tax Bills To: SunTrust Bank, Nashville, P.O. Box 305110, Nashville, TN 37230-5110

Map-Parcel Number: 130-11-123

98 JUN 19 PM 4:10

0453004

IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C & S INVESTMENTS, A PARTNERSHIP COMPOSED OF MICHAEL R. SCATES AND MICHAEL D. COUPE,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **EDWARD B. LeMASTER, III AND WIFE, ADRIAN L. LeMASTER** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Hycrest Acres of record in Book 2133, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 6 fronts 125 feet on the westerly side of Wayland Drive and runs back 607.5 feet on the northerly line and 578.4 feet on the southerly line to a dead line, measuring 100 feet, thereon.

Being the same property conveyed to C & S Investments, a Partnership composed of Michael R. Scates and Michael D. Coupe by deed from Emily R. Fuson of record in Book 10168, page 245, Register's Office for Davidson County, Tennessee.

The legal description herein is the same as in the previous instrument of record. No new legal description was prepared for this transfer.

This property is conveyed subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 2133, page 5, Register's Office for said County.

3. Restrictive covenants of record in Book 1850, page 271, Register's Office for said County.

This is improved property known as 4503 Wayland Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and it covenants with the said Grantees that it is lawfully seized 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; and further covenants and binds itself, its sccessors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 18th day of June, 1998.

C & S INVESTMENTS, A PARTNERSHIP

By: _____ 6/18/98
Michael R. Scates, Partner

By: _____
Michael D. Coupe, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL R. SCATES** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 1998.

_____
Notary Public

My Commission Expires: 4/27/99

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL D. COUPE** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of June, 1998.

Notary Public

My Commission Expires: 11/27/99

3437 06/19 0101 03CHECK 1325.05

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10985 PG 129

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 354607.00
				CON TX 1312.05
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1325.05
				CHECK 1325.05
06/19/98		01		16:10 0001 3437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN 19 PM 4:10

REGISTER
DAVIDSON COUNTY, TN.

0453004
IDENTIF. & REFERENCE

No. 1309270