Prepared by:
Monica D. Edwards, Esq
112 Stahlman Building
Nashville, Tennessee 37201

BOOK 10990 PG 465

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP:** 82-07
Lester C. McClain	SAME	Parcels 372
P.O. Box 63		20W 26085
Brentwood, TN 37024		

WARRANTY DEED

***FOR AND IN CONSIDERATION* OF THE SUM OF EIGHTEEN THOUSAND ($18,000.00) DOLLARS**, we, **ELIZABETH PEPPER BOWMAN and IRMA B. LEE**, single individuals, GRANTORS, have bargained and sold, and by these presents do transfer and convey all of our rights, title and interest unto **LESTER C. McCLAIN**, GRANTEE herein, his, heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

BEING Lot No. 16 on the Plan of Village Manor, as of record in Book 3300, Page 55, Register's Office for said County.

SAID Lot No. 16 fronts 18.34 feet on the east side of North 4th Street, and extends back 159.04 feet on the south line and 159.06 feet on the north line, to an alley in the rear on which it measures 18.34 feet.

BEING the same property conveyed to Elizabeth Pepper Bowman by deed from James Lawrence Martin and wife, Willie Mae Martin, of record in Book 4466, Page 571, Register's Office for Davidson County, Tennessee; **AND** the same for which Elizabeth Pepper Bowman conveyed remainder rights and interest to Irma B. Lee while retaining a life estate of record in Book 8945, Page 70, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 631 Lischey Avenue, Nashville, TN 37207.

TO have and to hold the said tracts and parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs, successors and assigns, forever. And GRANTORS do covenant with the said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out. And they do further covenant and bind themselves, their heirs, and representatives to warrant and

forever defend the title to the said land to the said GRANTEE, his heirs, successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 24th day of June, 1998. BOOK 10990 PG 466

Elizabeth Pepper Bowman
ELIZABETH PEPPER BOWMAN

Irma B. Lee
IRMA B. LEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State, on this 24th day of June, 1998, **ELIZABETH PEPPER BOWMAN and IRMA B. LEE**, bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, on this 24th day of June, 1998.

Monica N. Edwards
NOTARY PUBLIC

My Commission Expires: 09/29/01

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

5174 06/24 0101 03CHECK 75.60

The actual consideration for this transfer or value of property (whichever is greater) is **EIGHTEEN THOUSAND ($18,000.00) DOLLARS.** This is equal to or greater than the property would bring at a fair and voluntary sale.

Keith C. McClain
AFFIANT

SWORN to and **SUBSCRIBED** before me this 23rd day of June, 1998.

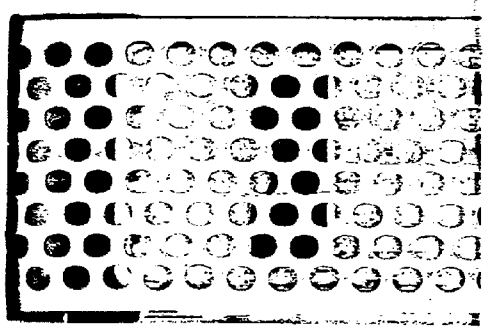
Monica N. Edwards
NOTARY PUBLIC

My Commission Expires: 09/29/01

PICK-UP

04545594

RECEIVED FOR RECORD
98 JUN 24 PM 3:22



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

RECEIVED OF _____

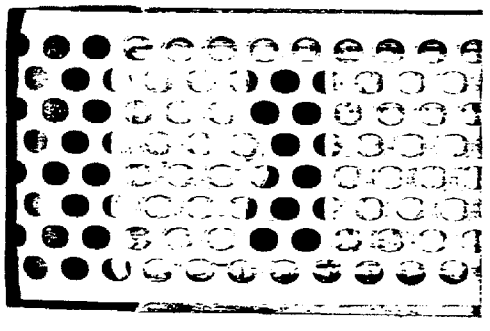
FOR _____

BOOK 10990 PG 467

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 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 8.00
TOTAL 75.60
CHECK 75.60
06/24/98 01 15:22 0001 5174



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045491
IDENTIFICATION REFERENCE

98 JUN 24 PM 3:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1310986