0498319

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
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W & I Ref: (sk) Title No: 40059

98 OCT -9 PM 12:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11151 PAGE 236

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lees Properties, LLC P.O.Box 128366 Nashville, TN 37212	Same

TAX MAP-PARCEL NUMBERS: 83-02-211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 27,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy S. Griggs, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lees Properties, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 81 on the Plan of Dr. E.T. Brown's Subdivision of Lots 21 to 26 inclusive of Brownsville Addition of record in Plat Book 332, Page 91, Register's Office for said County.

SAID Lot No. 81 fronts 50 feet on the southerly margin of Douglas Avenue and extends back between parallel lines 168 feet to Hickman Street.

BEING the same property conveyed to A.L. Simmons and wife, Gladys G.Simmons by deed from Commerce Union Bank, a Tennessee corporation, of record in Book 1011, Page 411, said Register's Office. The said A.L. Simmons predeceased Gladys G. Simmons leaving her as surviving tenenat by the entireties. Gladys Simmons died testate on July 3, 1997, and by her will of record in Will Book 222, Page 162, Probate Court for Davidson County, devised said property in equal shares to Dorothy Simmons Griggs and Deborah Lee Allen. The said Deborah Lee Allen died February 9, 1998, intestate and without issue, either by birth or adoption, leaving Robert F. Allen as her sole heir at law. By Quitclaim Deed, the said Robert F. Allen conveyed his interest in said property to Dorothy Simmons Griggs by Quitclaim Deed recorded concurrently herewith.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998 and subsequent years; All matters shown on the Plan of record in Plat Book 332, Page 91, said Register's Office.

This is improved property, known as: 1506 Douglas Avenue, Nashville, TN 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, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs 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 8th day of October, 1998.

Dorothy S. Griggs

Dorothy S. Griggs

1874 10/09 0101 03CHECK 110.90

State of Tennessee
County of Davidson

On this 8th day of October, 1998, before me the undersigned authority, personally appeared **Dorothy S. Griggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

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

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: $ 27000.00

Lees Properties, LLC
by Robert L. Lees

Affiant

Sworn and subscribed before me on the 8th day of October, 1998.

Notary Public

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

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

RECEIVED OF _____

FOR _____

BOOK 11151 PAGE 238

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	27000.00
CON TX	99.90
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	110.90
CHECK	110.90

10/09/98 01 12:59 0001 1874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498319
IDENTIF. & REFERENCE

98 OCT -9 PM 12:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357120