Prepared by
RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE 11
2630 ELM HILL PIKE, SUITE 100
NASHVILLE, TN 37214

BOOK 11223 PAGE 351

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 18,000

Affiant

Subscribed and sworn to before me, this 17th day of November, 1998.

My commission expires: My Commission Expires JUNE 2, 2001

Robert A. Patterson
Notary Public

WARRANTY DEED

Address of New Owner & Send Tax Bills to:	**Prepared By:** Linda R. Kosack, Atty. 8109 Wikle Road, East Brentwood, TN 37027
604 HAMILTON AVENUE NASHVILLE, TN	**Return To:** TransContinental Title Company 2630 Elm Hill Pike, Ste. 100 Nashville, TN 37214

map & parcel no. 105-7/230.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

Eddy R. Queen and Wife Cindy W. Queen

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

Lucas Todd Queen

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 3 ON THE MAP OF W.D. HAMILTON;S SUBDIVISION OF BLOCK 8, AS OF RECORD IN BOOK 421, PAGE 56, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO EDDY R. QUEEN AND WIFE, CINDY W. QUEEN, BY DEED RECORDED IN BOOK 6044, PAGE 48, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 604 HAMILTON AVENUE, NASHVILLE, TN

05174844
IDENTIF. → REFERENCE
98 NOV 30 AM 10:17
[illegible] REGISTER
DAVIDSON COUNTY, TN.
2268 11/30 0101 03CHECK 77.60

This conveyance is made subject to:

1. 1998 taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book _____, page _____, Register's Office for said County.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 17th day of November, 1998.

Eddy R. Queen

Lucas Todd Queen

Cindy W. Queen

State of Tennessee
County of Davidson

On this 17th day of November, 1998, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal,
My Commission expires:

My Commission Expires
JUNE 2, 2001

Robert A. Patterson
Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11223 PAGE 353

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
CFEE	2.00
TOTAL	77.60
CHECK	77.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2268

051748 4

IDENTIF. & REFERENCE

98 NOV 30 AM 10:17

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1377305