File Box-9B
First Title & Escrow Company, Inc.
#16113

0520845
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@home.com

98 DEC -4 AM 10:47
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 40523
Dav. Co. File: ~~Box 8~~

BOOK 11237 PAGE 207

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Virginia K. Johnson 4032 Westlawn Drive Nashville, TN 37209	Suntrust Bank, Nashville, N.A. P.O. Box 305110 Nashville, Tennessee 37230-5110

TAX MAP-PARCEL NUMBERS: 103-08-116

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 129,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristen M. DeLauer, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia K. Johnson,** 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 the southerly part of the westerly 50 feet of Lot No. 352 on the map of Richland Realty Company's West Lawn Subdivision, as of record in Book 421, Page 32, Register's Office for said County.

BEGINNING on the northerly margin of West Lawn Drive at the corner of Lot Nos. 351 and 352; thence northwardly with the line between said two lots 240 feet, more or less, to the southwest corner of the property conveyed to George I. Hicks and wife, by deed from Dan C. Hicks and wife, of record in Book 919, page 496, said Register's Office; thence with said Hicks' southerly line eastwardly 50 feet; thence southwardly 230 feet, more or less, to the northerly margin of West Lawn Drive; thence westwardly with the same 50 feet to the beginning.

BEING the same property conveyed to Kristen M. DeLauer, by deed from Linda DeMith, now known as Linda DeMith Conroy and spouse, Curt Conroy of record in Book 8255, page 227, Register's Office for said County.

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 1999, and subsequent years.

This is improved property, known as: 4032 Westlawn Drive , Nashville, TN 37209

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 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 28 day of November, 1998.

Kristen M. DeLauer

Kristen M. DeLauer

State of California
County of Alameda

On this 28th day of November, 1998, before me the undersigned authority, personally appeared **Kristen M. DeLauer**, 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: 10-10-00

Patricia S. Harstad
Notary Public

PATRICIA S. HARSTAD
Commission # 1113456
Notary Public — California
Alameda County
My Comm. Expires Oct 10, 2000

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: $ 129,000.00

Affiant

Sworn and subscribed before me on the 30th day of November, 1998.

Notary Public

My Commission Expires: 9/18/99

5802 12/04 0101 03CHECK 48B-30

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11237 PAGE 209

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	129000.00
			CON TX	477.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	488.30
			CHECK	488.30
12/04/98	01	10:48	0001	5802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0520845
IDENTIF. # REFERENCE

98 DEC -4 AM 10:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1380809