0527659

IDENTIF. # REFERENCE

0527659

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
W & I Ref: (mec) Title No: 40538
Dav. Co. File: Box 8

98 DEC 21 PM 1:14

REGISTER
DAVIDSON COUNTY, TN.

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ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dan J. Lekich 104 Vickey Ct. Nashville, TN 37211	SouthTrust Mortgage Corporation 5409 Maryland Way, Ste 100 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 162-13-119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jody B. Scheflin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dan J. Lekich ,** 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 Lot No. 63 on the Plan of Section Two-A Monte Carlo of record in Plat Book 4955, page 45, Register's Office for said County.

SAID Lot No. 63 fronts 71.0 feet on the northerly margin of Vickey Court and extends back 122.0 feet on the easterly line and 299.3 feet on the westerly line to a dead line in the rear, measuring 94.40 feet thereon.

BEING the same property conveyed to Dan J. Lekich and wife, Jody B. Scheflin by deed from Muriel B. Stevens Mansfield, unmarried, of record in Book 7156, page 202, Register's Office for said County. By Quitclaim Deed of record in Book 7345, page 201, said Register's Office, subject property was conveyed to Jody B. Scheflin.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is ( )improved property, known as: 104 Vickey Ct., Nashville, TN 37211

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 on December 14, 1998.

Jody B. Scheflin

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State of Tennessee
County of Davidson

On December 14, 1998, before me the undersigned authority, personally appeared Jody B. Scheflin, 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: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 15,880.00

Affiant

Sworn and subscribed before me on December 14, 1998.

Notary Public

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

3093 12/21 0101 03CHECK 69.76

Wldoc: Deed Wty QDoc

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PREFE - PROBATE FEE

CAPT 15550.00

CON TX	58.76
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	69.76
CHECK	69.76

12/21/98 01 13:12 0001 3093

98 DEC 21 PM 1:14

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DAVIDSON CO. TN.

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402532