BOOK 11288 PAGE 353

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
-THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.

LESTER C. McCLAIN (Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th DAY OF January, 1999.

Notary Public
MY COMMISSION EXPIRES: 11/25/99
(affix seal)

THIS INSTRUMENT WAS PREPARED BY
Ronald K. Nevin, Attorney at Law, 1850 Parkway Towers, Nashville, TN 37219

NAME/ADDRESS/PROPERTY OWNER:	PROPERTY TAXES TO:	MAP-PARCEL
Lester C. McClain		
P. O. Box 63	SAME	69-03-054
Brentwood, Tennessee 37024		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH BY THESE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS ACKNOWLEDGED, WE, **Lancie W. Zirker, and the Heirs-At-Law of Margaret Juanita Zirker, Brenda Carney and Anita Groves,** BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lester C. McClain** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 11 of Setion FF on the Map of Fairview Subdivision, of record in Book 1130. Page 54, Register;s Office for said County.

SAID Lot No. 11 fronts 100 feet on the wasterly side of Milford Road and runs back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Lancie Zirker and wife, margaret Zirker by deed from Patrick L. Savage and wife, Glenda R. Savage of record in Book 4939, Page 240, Register;s Office for Davidson County, Tennessee. The said parties having since divorced and by Final Decree in the First Circuit Court for Davidson County, Tennessee No. 82D-2310 of record in Tennessee, subject property was to be owned by both parties as tenants in common, with each party owning an undivided one-half interest. The said Margaret Juanita Zirker having since died.

THIS IS THE SAME DESCRIPTION AS USED IN PREVIOUS DEED OF RECORD.

unimproved ( )
This is improved (x) property, known as 3910 Milford Road
Nashville, TN 37218

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 hereby state that said land was NOT seller's principal residence, 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 number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS our Hands This 6th day of January, 1999.

LANCIE W. ZIRKER

ANITA GROVES

BRENDA CARNEY

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

PICK-UP

99 JAN -8 AM 9:06
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

05343.19

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named, **Lancie W. Zirker, and the Heirs-At-Law of Margaret Juanita Zirker, Brenda Carney and Anita Groves** the Bargainor, 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, Tennessee, this 6th day of January, 1999.

0198 01/08 0101 03CHECK 22.10

Notary Public

My Commission Expires: 11/25/99

NOTARY PUBLIC

WARRANTY DEED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11288 PAGE 355

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	PRFEE - PROBATE FEE

CAMT	3000.00
CON TX	11.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	22.10
CHECK	22.10

01/08/99 01 09:04 0001 0198

053419
IDENTIF. ↑ REFERENCE

99 JAN -8 AM 9:06

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409569