THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

BOOK 11334 PAGE 925

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Leteica Mayes 1201 Montgomery Avenue Nashville, TN 37207	Yvonne B. Leggett 497 Hogans Branch Rd. Goodlettsville, TN 37072	71-16-288

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, YVONNE B. LEGGETT and husband, MICHAEL R. LEGGETT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LETEICA MAYES, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being the southerly 85 feet of Lot No. 380 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which book reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Yvonne B. Leggett and husband, Michael R. Leggett by deed from F. B. Murphy, Jr., Substitute Trustee, of record in Book 11220, page 965, said Register's Office.

This is improved property commonly known as 1201 Montgomery Avenue, Nashville, Tennessee.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantors do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claim of all persons whomsoever.

WITNESS our hands this 3rd day of February, 1999.

YVONNE B. LEGGETT

MICHAEL R. LEGGETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Yvonne B. Leggett and Michael R. Leggett, the within named bargainors, 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 this 3rd day of February, 1999.

Dennis R Spain
NOTARY PUBLIC

My Commission Expires: 9-6-99.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,200.00.

Yvonne B Leggett
Affiant

Subscribed and sworn to before me this 3rd day of February, 1999.

Dennis R Spain
Notary Public

My Commission Expires: 9-6-99.

4174 02/10 0101 03CHECK 100.54

051743 1

IDENTIFICATION REFERENCE

99 FEB 10 AM 9:01

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

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	PRFEE - PROBATE FEE

054743 1
IDENTIF. & REFERENCE

99 FEB 10 AM 9:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	24200.00
CON TX	89.54
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	100.54
CHECK	100.54

02/10/99 01 09:01 0001 4174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1423464