File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

SEND TAX BILL:
To Owner

ADDRESS NEW OWNER:
Billy McLemore and Elizabeth B. McLemore
513 Bounty Drive
Nashville, TN 37210

MAP AND PARCEL:
MAP 93-16
PARCEL 282
14W-10705

BOOK 11359 PG. 313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John W. Anderson and wife, Bertha Mae Anderson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy McLemore and wife, Elizabeth B. McLemore, as tenants by the entirety, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot "B" on the Plan of Subdivision of the Homestead Block of the Hermitage Addition, of record in Book 57, Page 76, Register's Office for Davidson County, Tennessee, and part of a closed alley (Council Bill 64-358) being bounded on the north by Green Street, on the east by Ronnie L. Beddingfield, on the south by Interstate 40 and on the West by T. B. Martin, et al, described according to a survey by Campbell, McRea Surveying, (John Hood RLS #1838) dated 2/25/99, as follows:

BEGINNING at an iron rod (old) in the southerly margin of Green Street (60' ROW), said rod being located N84°15'29"W, 59.98 feet from an iron rod (old) at the northeast corner of the Ronnie L. Beddingfield land (Book 9632, Page 75, said Register's Office); thence leaving said southerly margin of Green Street with said Beddingfield, S05°39'26"W, 146.77 feet to an iron rod (old) in the northerly right-of-way of Interstate 40; thence with said Interstate 40 ROW N53°31'46"W, 69.73 feet to an iron rod (new) being a corner to the T. B. Martin, Sr. et al Land (Book 7355, Page 991, said Register's Office); thence leaving said Interstate 40 ROW with said Martin N00°57'47"E, 111.33 feet to an iron rod (new) in the southerly margin of said Green Street; thence with said southerly margin of Green Street S84°24'50"E, 69.00 feet to the point of beginning, containing 0.19 acres, more or less.

Being the same property conveyed to John W. Anderson and wife, Bertha Mae Anderson, by deed from Mitchell McCandless and wife, Mary L. McCandless of record in Book 4568, Page 162, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Easements retained by Metropolitan Government in that ORDINANCE #64-358 closing an alley.

Taxes for 1998 have been paid.

This is unimproved property known as 155 Green Street, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy McLemore and wife, Elizabeth B. McLemore, their heirs and assigns, forever; and we, John W. Anderson and wife, Bertha Mae Anderson 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of February, 1999.

John W. Anderson

Bertha Mae Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John W. Anderson and wife, Bertha Mae Anderson the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of February, 1999.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 8,000.00

AFFIANT

Subscribed and sworn to before me this 26th day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0554083
RECORDING REFERENCE
99 MAR -1 AM 9:16
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
1736 03/01 0101 02CHECK 40.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11359 PG. 315

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

0554083

99 MAR -1 AM 9:16

CAMT	8000.00
CON TX	29.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	40.60
CHECK	40.60

03/01/99 01 09:14 0001 1236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430428