This instrument was prepared by:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

box# 28-B

BOOK 11404 PG. 909

file#

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Charles LaRue, 6057 Clarksville, Hwy Joelton, Tennessee	same	Map 91-7 Par.249 Map 69-16 Par. 134

Map 14 Par. 140
Map 91-7 Par. 35
Map 69-16 Par. 132
Map 55 Par. 2401
Map 21 Par. 303

PURSUANT TO THE TERMS AND CONDITIONS of a certain marital dissolution agreement between Charles LaRue and Joyce Ann LaRue filed in The Circuit Court for Davidson County Docket # 98D-3114 AND FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by Charles LaRue, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **JOYCE ANN LaRUE**, the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

CHARLES LaRUE, the GRANTEE herein, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

7180 Harper Road
5300 Louisiana Ave
Old Hydes Ferry Pike
6057 Clarksville Hwy.
4705 Kentucky Ave.
1808 Ashton Ave.

For complete description see "Exhibit A"
as copied from the said marital dissolution agreement

The above description is the same as in the previous deed of record.

The actual consideration or value for this transfer is $ 0.

Charles LaRue
Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

SWORN TO AND SUBSCRIBED before me this 26th day of Feb, 1999.

NOTARY PUBLIC

My Commission Expires: May 7.8, 2000

NOTARY PUBLIC AT LARGE CO.

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, his heirs and assigns, forever. We do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it. The Grantor makes no representations as to any liens or encumberances against the title to the said properties

I do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons claiming any right or title under me BUT NOT OTHERWISE.

Witness our hands this 26 day of Feb., 1999.

Joyce Ann LaRue
Joyce Ann LaRue

05670133
IDENTIF. & REFERENCE

99 MAR 29 PM 3:44
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECORDING FEE CASHIER 16.00

BOOK 11404 PG. 910

STATE OF TENNESSEE }
COUNTY OF Davidson }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named Joyce Ann LaRue ~~and~~ the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 26 day of Feb, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

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LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY

DEED

From: ***Joyce Ann LaRue***
un-married

To: ***Charles LaRue***
married

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

PROPERTY EXHIBIT

EXHIBIT A

Map/Parcel 14/140 **7180 Harper Rd**

Being a tract of land in the 14th Civil district of Davidson county, Tennessee on the unrecorded plan of A.J. Williams Tract, described according to a survey made by Donald R. Carver, dated May 11, 1973, as follows:

Beginning at an iron pin located 2,045 feet north of the north right of way of Clarksville Hwy; said iron pin also being located on the east margin of Harper Road; thence with the margin of said road, N 2° 13' W 300 feet to an iron pin; thence leaving said road, N 89° 0' E 435 feet to an iron pin; thence S 89° W 435 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Charles LaRue and wife, Joyce Ann LaRue by quitclaim deed from Coleman LaRue of record in Book 5781, Page 66, Register's Office for Davidson County, Tennessee.

Map/Parcel #91-7/35 **5300 Louisiana Avenue**

Land in Davidson County, Tennessee, being Lots Nos. 1201 and 1203 of Block 27, Plan 2 of West Nashville, a plan of which is recorded in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Laid Lots 1201 and 1203 joint and front together 60 feet on the northerly margin of Louisiana Avenue and run back between parallel lines with the westerly margin of Twelfth Street, now 53rd Avenue, North, to an alley measuring 60 feet thereon.

Being the same property conveyed to Charles L. LaRue and Joyce A. LaRue by deed from B.B. Doubleday, Jr. of record in Book 5171, Page 57, Register's Office for Davidson County, Tennessee.

Map/Parcel #69-16/132 **Old Hydes Ferry Property Lot No. 1**

Land in the 1st Civil District of Cheatham County, Tennessee being one lot fronting on Hydes Ferry Pike, bounded generally as follows:

Fronting 50 feet on said Old Hydes Ferry Pike, and bounded on the north by the school lot; on the south by the land of Stinnett, on the west by the Lee land and on the east by Hydes Ferry Pike.

Map/Parcel #55/2401 **Old Hydes Ferry Property Lot No. 2**

Land in the 1st Civil District of Cheatham County, Tennessee being on lot fronting on Hydes Ferry Pike, bounded generally as follows:

One lot fronting 50 feet on Old Hydes Ferry Pike and bounded on the north by lot conveyed to Lutie Inez LaRue; on the south by the land of Gertie Parkerson; on the west by the Lee lands and on the east by Hydes Ferry Park.

Being the same property conveyed to Charles LaRue and wife, Joyce Ann Larue by deed from Coleman LaRue of record in Book 186,
Page 605, Register's Office for Cheatham County, Tennessee.

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

Map/Parcel #21/303

6057 Clarksville Hwy

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey dated September 1976 by Clyde D. Anderson, Tennessee Registered Surveyor No. 33, as follows:

Beginning at an iron pin on the westerly margin of Clarksville Hwy (Tennessee Hwy No. 112) at the northeasterly corner of the property conveyed to W.R. Binkley, *et ux.* by deed from C.H. Parker, *et al.* of record in Book 2692, Page 141, Register's Office for Davidson County, Tennessee; thence, with northerly and easterly property lines of Binkley, N 88° 00' W. 655 feet, N 19° 25' W 498.46 feet to a point at or near the southeasterly and easterly banks of an unnamed stream; thence with a line generally following the southeasterly and easterly banks of said stream, N 64° 02' E 118.49 feet N 34° 13' E 131.61 feet, N 4° 17' W 85.5 feet to a point in the southwesterly margins of the Clarksville Hwy; thence with said margin of Clarksville Hwy S 20° 00' W 331.54 feet to the point of beginning.

Being the same property conveyed to Charles LaRue and wife, Joyce LaRue by deed from Ellis P. Jakes of record in Book 5344, Page 732, Register's Office for Davidson County, Tennessee.

Map/Parcel #91-7/249 **4705 Kentucky Avenue**

Being Lot No. 21 on the Plan of View Point Subdivision as of record in Book 547, Page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 50 feet on the southerly side of Kentucky Avenue and extends back between parallel lines 155 feet to an alley.

Being the same property conveyed to Charles Lee LaRue by deed from Margaret (Peg) Schulman Ostrin of record in Book 6091, Page 537, Register's Office for Davidson County, Tennessee.

Map/Parcel#69-16/134 **1808 Ashton Avenue**

Being Lot No. 41 on the Map of Ashton's Subdivision of L.M. Lewis' Farm, of record in Book 421, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 62.8 feet on the easterly side of Ashton Avenue and runs back 200 feet on the northerly line and 214 feet on the southerly line to a dead line and measures 139.4 feet thereon.

Being the same property conveyed to Charles LaRue and wife, Joyce Ann LaRue by deed from James L. Simpkins and wife, Louise Simpkins of record in Book 6801, Page 487, Register's Office for Davidson County, Tennessee.