BOOK 11404 PG. 913

box# 28-B

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

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Joyce Ann LaRue, 1980 Tinnin Road Goodlettsville, TN. 37072	same	Map 91-7 Par. 357 Map 7-10 Par. 6 Map 14 Par. 19 Map 23 Par. 17 Map 60-16 Par.140

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 Joyce Ann LaRue, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I **CHARLES LaRUE**, a married man, (the GRANTOR herein), have bargained and sold, and by these presents do transfer and convey unto:

JOYCE ANN LaRUE, an un-married woman, (the GRANTEE herein), their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

7166 Harper Road
5216 Louisiana Ave
220 Capitol View
1980 Tinnin Road

And property Located in **Cheatham** County, Tennessee identified as:
"Bill Lane property"

For complete description of all properties see attached "Exhibit A"
as copied from the said marital dissolution agreement.

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

Affiant

STATE OF TENNESSEE)
COUNTY OF Davidson)

SWORN TO AND SUBSCRIBED before me this 1 day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 6-24-2001

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 encumbrances 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 26th day of Feb., 1999.

Charles LaRue
Charles LaRue

99 MAR 29 PM 3:45
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

RECORDING FEE 18.00

IDENTIFICATION REFERENCE
056701 4

Charles LaRue, first being duly sworn does depose declare and say, that the herein described properies have not been his principal residence nor the principal residence of his spouse or any dependant.

Charles LaRue

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 Charles 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 Nashville, Tennessee this 26 day of Feb, 1999.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

****

WARRANTY

DEED

From: Charles LaRue
a married man

To: Joyce Ann LaRue
un-married woman

This Instrument was Prepared by:

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

EXHIBIT A

M/P #91-7/357

5216 Louisiana Avenue

Land in Davidson County, Tennessee, being Lot No. 1 (Parcel 357) of the westerly 50 foot portion of 53rd Avenue, North, Closed by Council Bill 76-96, and previously recorded as 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. Described according to a survey of November, 1977 by Donald R. Carver, R.L.S., as follows:

Said Lot No. 1 fronts 50 feet on the North side of Louisiana Avenue and runs back between parallel lines 150 feet to an alley which measures 50 feet thereon.

Being the same property conveyed to Charles L. LaRue and Joyce A. LaRue by the Metropolitan Government of Nashville and Davidson County, according to Bill No. 76-96, Metropolitan County Council, which was approved March 18, 1976.

M/P #7-10/6

1980 Tinnin Road

Being Lot No. 7 on the Plan of Hudin Acres Estates of record in Book 7900, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being the same property conveyed to E.Q. Hudgins, and wife Lucille Hudgins, by deed from G.W. Jarrett of record in Book 1391, page 262, Register's Office for Davidson County, Tennessee. The said E.Q. Hudgins died intestate on February 26, 1975, at which time the said property became vested in Lucille Hudgins, in fee simple. Lucille Hudgins died testate on February 22, 1988, and by the terms of her Last Will and Testament, the said property became vested in her daughters, Virginia H. Lassiter, and Hazel H. Finch. Said Will was filed for probate in the Chancery Court for Davidson County, Tennessee in the case of In RE: Estate of Lucille Hudgins, Deceased. Docket No. 10841. Virginia H. Lassiter and Haxel H. Finch are the only children born to or adopted by E.Q. Hudgins, or either of them, during their respective life times and are the only heirs at law of E.Q. Hudgins and Lucille Hudgins.

Being the same property conveyed to Joyce A. LaRue by deed from Virginia H. Lassiter and Hazel H. Finch, heirs of E.Q. Hudgins and wife, Lucille Hudgins, of record in Deed Book 8122, Page 610, Register's Office for Davidson County, Tennessee.

7166 Harper Rd

M/P #14/19

Being a tract of land in the 14th Civil District of Davidson County, Tennessee described according to a survey of a part of A.J. Williams Tract, described according to a survey made by Hickerson-Miller Engineers-Surveyors, and shown as Tract No. 18 on said survey as follows:

Beginning at a point in the easterly margin of Harper Road, said point being 1,679.5 feet north of the center line of Hwy No. 112', being the corner of Lots Nos. 16 and 17; thence with the margin of said road, N 2° 13' W 100 feet to a point, thence N 89° 0' E 435 feet to a point; thence S 2° 13' E 100 Feet to a point; thence S 89° 0' W 435 Feet to the point of beginning.

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.

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

M/P #23/17

Bill Lane Property

Land in the 2nd Civil District of Cheatham County, Tennessee, being Lots Nos. 15 and 16 in the Burns Subdivision, as Shown on Plat of Record in Book 116, Page 453, Register's Office for Cheatham County, Tennessee:

Tract No. 1: Beginning at a stake in the south margin of Bill's Lane, of Lot No. 14; NW corner of Lot No 14; thence with the west line of Lot No. 14, S 3° W 400 feet to a stake, SW corner of Lot No. 14; thence N 87° W 108.9 feet to a stake, SE corner of Lot No. '16; thence with the east line of Lot No. 16, N 3° E 400 feet to a stake in the south margin of Bill's Lane, NE corner of Lot No. 16; thence with he south margin of Bill's Lane, S 87° E. 108.9 feet to the beginning.

Being part of the same property conveyed to Charles LaRue and wife, Joyce Ann Larue by deed from Coleman LaRue of record in Book 214, Page 514, Register's Office for Cheatham County, Tennessee.

M/P #60-16/140

220 Capitol View

Being parts of Lots Nos. 90 and 91, Capitol View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the southerly margin of Capitol View Avenue, 2 feet west of the common corners of Lots Nos. 91 and 92 in said Plan (Walden's northwest corner); thence in a southerly direction in a straight line parallel with the dividing line between Lots 91 and 92, 334 feet more or less, to a point in the rear boundary line of Lot 91, 93 feet to a point at an iron pin, a common corner of Lots Nos. 90 and 91; continuing thence in a westerly direction along the rear boundary line of said Lot 90, 2 feet to a point; thence in a northerly direction in a line parallel with a dividing line between said Capitol View Avenue; thence easterly along the southerly margin of Capitol View Avenue, 100 feet to the beginning.

Being the same property conveyed to Charles LaRue and wife, Joyce Ann LaRue by deed from Frances Upchurch and husband, Joe F. Upchurch of record in Book 5283, Page 591, Register's Office for Davidson County, Tennessee.

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