BOOK 11409 PG. 616

# WARRANTY DEED

New Owner:

Tom Clouse and
Melissa Clouse
1511 Dickerson Rd
Nashville, Tn 37207

SEND TAX BILLS TO:

Same

MAP & PARCEL NO.:

Map 92-6
Parcel 274

FOR AND IN CONSIDERATION of the sum of Fifteen Thousand and 00/100 ($ 15,000.00) dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we I Mollis Laster, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Mollis Laster for his lifetime with the remainder interest in Tony Ray Clouse and Melissa W. Clouse, as tenants in common, hereinafter called the Grantee, her heirs and assigns, a certain contract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 in D.L. Lapsley's Subdivision Lot No. 17, Boyd McNairy's Addition to Nashville, as of record in Book 57, page 3 Register's Office for said County.
Said Lot No. 12 fronts 50 feet on the southerly side of Herman, formerly Jackson Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mollis Laster & wife Julia T. Laster by deed of record in Book 4212, page 315, Register's Office for Davidson County, Tennessee, the said Julia T. Laster now being deceased.

0008 03/31 0101 03CHECK 66.50

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belong to the said Grantees, their heirs and assigns, forever; and Grantors covenants with the said Grantee that they 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 plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 30th day of March, 1999.

Mollis Laster

THIS INSTRUMENT PREPARED BY:
Hunter B. Short
3721 A West End Avenue
Nashville, TN. 37205
615/298-3300

05681811
IDENTIFICATION REFERENCE

99 MAR 31 PM 2:31
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public for the State and County aforesaid, personally appeared Mollis Lester, with whom I am personally acquainted ( or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 30 day of March, 1999.

NOTARY PUBLIC

My Commission expires: 3/25/2000

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STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 15,000.00.

AFFIANT

Subscribed and sworn to before me, this 30 day of March, 1999.

NOTARY PUBLIC

My Commission expires: 3/25/2000

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11409 PG. 618

| | | |
|---|---|---|
| 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 |

05681811

IDENTIFICATION REFERENCE

99 MAR 31 PM 2:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| DAMT | 15000.00 |
| CON TX | 55.50 |
| PRFEE | 1.00 |
| UDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 66.50 |
| CHECK | 66.50 |

03/31/99 01 14:30 0001 6068

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1445126