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WARRANTY DEED

BOOK 11414 PG. 427

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,500.00

Howard Hale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 99

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Howard Hale	Fleet Mortgage Group, Inc.	MAP 162-9
(NAME)	(NAME)	
5504 Eulala Drive	11200 West Parkland Avenue	PARCEL 94
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Milwaukee, WI 53224-3128	5DU39532
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles D. Luckado and wife, Michele H. Luckado

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Hale and George A. Hale

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:

Land in Davidson County, TN, being Lot No. 122-A on the Plan of the Zone - Lot Division of Lots 122, 123 and 124 of Hickory View, Section Two, as of record in Book 5800, page 282, RODC, TN, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles D. Luckado by deed from Becky H. Denson of record in Book 7161, page 261, Register's Office for Davidson County, TN.

Michele H. Luckado joins in this conveyance to convey any interest she may have as the wife of Charles D. Luckado.

Subject to restrictions of record in Book 6154, page 963 and Book 5800, page 282, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 5800, page 282, said Register's Office.

Taxes for the year 1999 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5504 Eulala Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 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 hand s this 31st day of March 19 99

Charles D. Luckado

Charles D. Luckado

Michele H. Luckado

Michele H. Luckado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Luckado and wife, Michele H. Luckado

the bargainor S, 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 at Nashville, Tennessee, this 31st day of March 19 99.

Commission expires 11/24/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.

Subject to that certain Mortgage dated February, 28, 1987, executed by Charles D. Luckado, as Mortgagor, to Germantown Trust Savings Bank, as Mortgagee, the original amount of $39,188.00, which Mortgage was duly recorded in the Register's Office for Davidson County, Tennessee, in Book 7161, page 264, and which Mortgage was duly guaranteed or insured by the Department of Veterans Affairs under the provisions of Title 38 USC Chapter 37, and which Mortgage and grantees herein assume and agree to pay, and said grantees also agree to assume and pay the obligations of Charles D. Luckado (veteran) under the terms of the instrument creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty of insurance the indebtedness above mentioned.

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11414 PG. 430

0569287

99 APR -5 PM 1:49

REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446253