THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

BOOK 11420 PG. 615

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Wayne Stevens, Trustee 1030 Moncrief Circle Greenbrier, TN 37073	Same as New Owner	Map 43-12 Parcel 40 Field Book 11D 52125

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CLARA VICTORIA CLICK, joined by her husband, CARL CLICK, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WAYNE STEVENS, TRUSTEE, 131 EAGAN CIRCLE TRUST, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 38 and 39 of Block "B" on the Revised Plan of Myatt-Eagan Subdivision, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee.

SAID Lots adjoin and front together 100 feet on the westerly side of Eagan Circle and runs back 168.4 feet on the northerly line of Lot 38 and 180.9 feet on the southerly line of Lot 39, to a dead line, measuring 100.78 feet thereon.

BEING the same property conveyed to Clara Victoria Click, married, by deed from Debra Lynne Hale of record in Book 10726, page 789, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 131 Eagan Circle, Madison, TN 37115.

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, its successors or assigns, forever.

And WE, the GRANTORS, 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 and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1999, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 107, said Register's Office.

And WE, the GRANTORS, 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, its successors or assigns, against the lawful claims of all persons whomsoever.

CARL CLICK, husband of CLARA VICTORIA CLICK, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

This conveyance is made under Section 1031 of the Internal Revenue Code as a Like Kind and Exchange on behalf of the GRANTEE.

WITNESS our hands on this the 5th day of April, 1999.

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"GRANTORS"

Clara Victoria Click
CLARA VICTORIA CLICK

Carl M. Click
CARL CLICK

"GRANTEE"

Wayne Stevens Trustee
WAYNE STEVENS, TRUSTEE
131 EAGAN CIRCLE TRUST

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARA VICTORIA CLICK and husband, CARL CLICK, and WAYNE STEVENS, TRUSTEE, 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, at office, this the 5th day of April, 1999.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $52,800.00.

Affiant

Sworn to and subscribed before me, this the 5th day of April, 1999.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

05709932
DOCUMENT FOR REFERENCE
99 APR -7 AM 9:43
BILL BOMBEAU REGISTER
DAVIDSON COUNTY, TN.
04/07 0101 03CHECK 206.36

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

0570932

IDENTIFICATION REFERENCE

99 APR -1 AM 9:43

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11420 PG. 617

CAMT	52800.00
CON TX	195.36
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	206.36
CHECK	206.36

04/07/99 01 09:45 0001 8908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447926