BOOK 11423 PG. 231

99 APR -9 AM 9:56

RECEIVED - FILED - RECORDED

C 17268

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
John Duncan 2107 Lakeshore Drive Old Hickory, TN 37138	Same	53-8-A-14

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LUCCA PROPERTIES, LLC, a Tennessee limited liability company , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN DUNCAN, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 2107 of Lakeshore Point Condominiums, Phase One, created under Title 66, Chapter 27, Section 101 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11053, page 748, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit. Reference is hereby made to the Plat of Lakeshore Point Condominiums, Phase One, of record in Plat Book 9700, page 704, said Register's Office, for a more complete identification and description of said Unit.

Being a part of the real property conveyed to Lucca Properties, LLC by deed from Lake Shore Management, LLC, of record in Book 11277, page 762, Register's Office for Davidson County, Tennessee.

0411 04/09 0101 03CHECK 545.65

This is improved property known as 2107 Lakeshore Drive, Old Hickory, Tennessee 37138.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set out herein: Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and

assigns, against the lawful claim of all persons whomsoever.

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WITNESS my hand this 1st day of April, 1999.

LUCCA PROPERTIES, LLC

By: _____

L. GINO MARCHETTI, JR., Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared L. Gino Marchetti, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be Chief Manager of LUCCA Properties, LLC, a Tennessee limited liability company, the within named bargainor, and who, upon oath, acknowledged that he, as such Chief Manager, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 1999.

_____
NOTARY PUBLIC

My Commission Expires: 7-22-02.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $144,500.00.

_____
Affiant

Subscribed and sworn to before me this 1st day of April, 1999.

_____
Notary Public

My Commission Expires: 7-22-02.

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

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0572268

99 APR -9 AM 9:57

CAMT	144500.00
CON TX	534.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	545.65
CHECK	545.65

04/09/99 01 10:00 0001 0411

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449408