PREPARED BY:
D.W. McMACKIN
ATTORNEY AT LAW
BRENTWOOD, TN 37027

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **April, 1999** between **Southern Financial, Inc.** , GRANTOR, and **Linda Lee Clark, single** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1018 and 1020 in Block 171, Plan No. 1 of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said lots join and front together 50 feet on the south side of Kentucky Avenue and extends back southwardly between parallel lines 150 feet to an alley.

Being the same property conveyed to Southern Financial, Inc., by Substitute Trustee's Deed of record in Book 11065, page 135, said Register's Office.

The above legal description is identical to the legal description contained in the previous deed of record.

This conveyance is subject to the 1999 County property taxes, which have been prorated, Grantees to pay, and further subject to any restrictive covenants, easements and minimum building setback lines of record in said Register's Office.

250.50

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

John Bruno
Signature of Seller

99 MAY -4 AM 11:07

05822228

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Southern Financial, Inc.** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **23rd** day of **April, 1999.**

Eileen Strange
Notary Public

My Commission Expires: 2/19/2002

Name and Address of Property Owner:

Linda Lee Clark
5109 Kentucky Avenue
Nashville, TN 37203

Property Address:

5109 Kentucky Avenue
Nashville, TN 37203

Person Responsible for Taxes:

CHOICE ONE MORTGAGE, LLC.
639 EAST MAIN STREET, B-106
HENDERSONVILLE, TN 37075

Parcel #: 91-7-224

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$67,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Linda Lee Clark
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **April, 1999.**

Eileen Strange
Notary Public

My Commission Expires: 2/19/2002

RETURN TO:

D.W. McMACKIN
ATTORNEY AT LAW
5200 Maryland Way, Suite 105
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11460 PG. 878

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

058222 8

REFERENCE

99 MAY -4 AM 11:07

CHRT $7000.00
CO TX 247.90
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 258.90
CHECK 258.90

01 13 510 0001 1015

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455707