99 JUN-4 PM 3:11

REGISTER
DAVIDSON COUNTY, TN.

U595955

IDENTIFICATION/REFERENCE

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

Map & Parcel No.: 53-2-13

WARRANTY DEED

THIS INDENTURE is made and entered into this **1st** day of **June, 1999** between **Mary Hart and Patricia Manning** , GRANTOR, and **Land Enterprises, LLC** , 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 **Old Hickory,,** County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

Being Lot No. 298, Section "C-2" Village of Old Hickory, as shown on plan recorded November 10, 1950, Book 1835, page 29, in Register's Office for Davidson County, Tennessee; located on northwest corner of intersection of Fuller and Thirteenth Streets, containing 0.13 acres, more or less.

Being the same property conveyed to Mary Hart and Patricia Manning by quitclaim deed from Mary Hart of record in Book 3405, page 255, said Register's Office.

This conveyance is subject to the 1999 County property taxes, which have been prorated, Grantee to pay.

This conveyance is further subejct to a permanent easement 6 feet wide, more or less, for sewer, water, electric and/or telephone cale, and one special easement 5 feet wide for electric and/or telephone cable, together with all righrts in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

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

5568 06/04 0101 03CHECK 22.00

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.

Mary Hart
Mary Hart
Signature of Seller

Patricia A. Manning
Patricia Manning
Signature of Seller

5568 06/04 0101 03CHECK 122.00

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, **Mary Hart and Patricia Manning**, the within named bargainors, 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 **1st** day of **June, 1999.**

Notary Public

My Commission Expires:_____

Name and Address of Property Owner:

Land Enterprises, LLC
1214 Fuller Street
Old Hickory, TN 37138

Property Address:

1214 Fuller Street
Old Hickory, TN 37138

Person Responsible for Taxes:

Same

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON CO
My Commission Expires 7-27-2002

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 **$30,000.00** 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.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **June, 1999.**

Notary Public

My Commission Expires: _____

RETURN TO:

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

D.W. McMACKIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Commission Expires 7-27-2002

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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IDENTIFICATION REFERENCE

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REGISTER
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BOOK 11512 PG. 976

CAMT	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	122.00
CHECK	122.00

06/04/99 01 15:14 0001 5568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470070