Bk 26 P

BOOK 11543 PAGE 846

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
David Wallace c/o Wallace Enterprises		
617 Murfreesboro Rd	NEW OWNER	MAP: 092-13-0
Nashville, TN 37210		
		PARCEL: 243.00
		26B

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 99-05-9492]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Gregory Luken, an unmarried person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, David Wallace, a married person (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit

Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 200 feet of Block 30 on the Map of Charlotte Park, Second Addition extended, as of record in Book 421 , page 10, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 fronts 50 feet on the southerly side of Nevada Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gregory Luken by Quitclaim Deed from Elizabeth Luken as of record in Book 1343 , page 841 , for said Register's Office for said County.

This is improved property commonly known as 3809 Nevada Avenue, Nashville, Tennessee 37209.

This conveyance is subject to:

1. **Taxes for the year 1999 and subsequent years.**
2. **Plan of Record in Book 421, page 10 , for said Register of Deeds Office for said County.**

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for this]
[transfer is $39,750.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[16th day of June, 1999.]
[ ]
[Notary Public]
[ ]
[My Commission Expires:]

1999 JUN 25 PM 3:05

06042216

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever. And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of June, 1999.

Gregory Luken

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 16th day of June, 1999, before me personally appeared Gregory Luken, an unmarried person to me known to be the person who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of June, 1999.

Notary Public

My Commission Expires: 11-24-2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11543 PAGE 848

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

06042216

IDENTIFICATION REFERENCE

99 JUN 25 PM 3:06

CAMT 39750.00
CON TX 147.00
MOR TX 1.00
UCC ID:
MOR TX 1.00-
PRFEE 1.00
UBEED 8.00
CFEE 2.00
TOTAL 158.00
CHECK 158.00

06/25/99 01 15:12 0001 4466

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1482960