PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41035
Dav. Co. File: ~~Box 8~~

BOOK 11564 PAGE 39

Title Enterprises LL
214 Centerview Drive
Suite 247
Brentwood, TN 37027

99 JUL 8 AM 11:11
REGISTER
DAVIDSON CTY. TN

060294
RECEIVED FOR REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy R. Blankenship 563 Elysian Fields Road Nashville, TN 37211	SAME

TAX MAP-PARCEL NUMBERS: 133-13-44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 105,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leon LeMar Lecker, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy R. Blankenship, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 590, on the Plan of Section Seven, a resubdivision of Lots 590 and 589, Caldwell Hall of record in Book 3106, page 106, Register's Office for said County.

SAID Lot No. 590 fronts 82.0 feet on the southerly margin of Elysian Fields Road and extends back 161.86 feet on the easterly line and 112.0 feet on the westerly line to a dead line in the rear, measuring 87.3 feet thereon.

BEING the same property conveyed to Leon LeMar Lecker and wife, Thelma Charlene Lecker by deed from The Estate of Lewis Carr Duncan of record in Book 8561, page 506, Register's Office for said County. Thelma Charlene Lecker has since died, thereby leaving Leon LeMar Lecker as surviving tenant by the entirety.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; Restrictive Covenants of record in Book 3279, page 458, said Register's Office; The Plan of record in Book 3106, page 106, said Register's Office, shows an owner's certificate, a 30 foot minimum setback line from Elysian Fields Road and a 10 foot easement for public utility purposes along the easterly portion of the rear line of said lot and a 20 foot easement for public utility purposes across the rear portion of said lot, together with an 8 inch sewer line lying therein.

This is improved property, known as: 563 Elysian Fields Road, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 1999.

Leon LeMar Lecker

Leon LeMar Lecker

State of Tennessee
County of Davidson

On this 29th day of June, 1999, before me the undersigned authority, personally appeared **Leon LeMar Lecker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CYNTHIA WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 105,000.00

Affiant

Sworn and subscribed before me on the 29th day of June, 1999.

My Commission Expires: _____

MELODY R. WILSON NOTARY PUBLIC AT LARGE Commission exp. 8-19-2001 RUTHERFORD COUNTY, TENNESSEE

Notary Public

Exhibit "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 590 on the Plan of Caldwell Hall, Section VII, as revised for two lots and shown on the Plan of record in Plat Book 3106, Page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Leon Lemar Lecker and wife, Thelma Charlene Lecker from Estate of Lewis Carr Duncan by Warranty Deed dated February 26, 1992 and recorded February 28, 1992 in Book 8561, Page 506, Register's Office for Davidson County, Tennessee.

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

BOOK 11564 PAGE 42

0609294

IDENTIFICATION REFERENCE

99 JUL -8 AM 11:11

REGISTER
DAVIDSON COUNTY, TN.

CHRT

	105000.00
CON TX	366.50
FNFEE	1.00
TITLE	12.00
CFEE	2.00
TOTAL	403.50
CHECK	403.50

11:12 0001 F912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488281