BOOK 11564 PAGE 821

99 JUL -8 PM 2:46

0609497

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41042
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Douglas A. Lesky Jeffrey R. Steele 1009 Willoughby Way Nashville, TN 37221	SouthTrust Mortgage Corporation 5409 Maryland Way, Suite 100 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 142-16-A-042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 226500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steve Sharpton and spouse, Shellye Sharpton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas A. Lesky and Jeffrey R. Steele, as joint tenants with right of survivorship,** 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. 42 on the plan of Devon Park Phase One, of record in Book 5200, pages 670, 671 and 672, Register's Office for said County.

SAID Lot No. 42 fronts 81.90 feet on the westerly margin of Willoughby Way (private) and extends back 151.94 feet on the northwesterly line and 137.50 feet on the southeasterly line to a dead line in the rear, measuring 82.00 feet thereon.

BEING the same property conveyed to Steve Sharpton and wife, Shellye Sharpton by deed from John H. McAlister and wife, Betty B. McAlister, of record in Book 7366, page 437, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Plat Book 5200, page 670, 671 and 672, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 25 foot minimum building setback line from Willoughby Way, together with a designated building site and a 10 foot easement for public utility and drainage purposes along the front and rear lines of said lot, Storm Water Detention Agreement of record in Book 6145, page 252, said Register's Office, Section 8-B of the covenants, conditions and restrictions of record in Book 6176, page 7, said Register's Office requires that notice of the transfer of said lot by given to the Association; The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 6541, page 542, and Book 6967, page 156 said Register's Office, which sets forth assessments, liens and other matters and to which reference is hereby made for more particulars.

This is improved property, known as: 1009 Willoughby Way, Nashville, TN 37221

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 28th day of June, 1999.

Steve Sharpton

Shellye Sharpton

State of Tennessee
County of Davidson

On this 28th day of June, 1999, before me the undersigned authority, personally appeared **Steve Sharpton** and **Shellye Sharpton**, 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: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

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: $ 226500.00

Affiant

Sworn and subscribed before me on the 28th day of June, 1999.

My Commission Expires: 10-31-01

Notary Public

MARK BLAYNEY LEEDOM NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11564 PAGE 823

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

0609497

ID/ENTIFICATION/REFERENCE

99 JUL -8 PM 2:46

REGISTER
DAVIDSON CO. TN.

DATE

	336.00
CO/MO TX	336.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	349.00
CHECK	349.00

07/08/99 01 14:46 0001 0127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1488491