RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38102 FILE BOX "7"

BOOK 11602 PAGE 499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ 169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
29TH DAY OF JULY, 1999

Notary Public

MY COMMISSION EXPIRES

SHAWN E. RUSSELL
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #
CYNTHIA L. LEHMBECK ET AL **4711 UTAH AVENUE** **NASHVILLE, TENNESSEE 37209**	**UNION PLANTERS BANK** **1 BURTON HILLS BLVD.** **NASHVILLE, TN 37215**	**103-3-230** **25W 4305**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, TRACI L. CLAUSSEN, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYNTHIA L. LEHMBECK AND CHRISTOPHER C. WOOD, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 6 OF BLOCK 10 ON THE MAP OF A PART OF SYLVAN PARK, OF RECORD IN BOOK 332, PAGE 104, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO TRACI L. CLAUSSEN BY DEED FROM LYNN M. PEITHMAN OF RECORD IN BOOK 10518, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

99 AUG -3 AM 11:0

RECEIVED FOR REFERENCE

0619686

1165 08/03 0101 03CHECK 636.30

Unimproved ( )
This is improved (X) property, known as **4711 UTAH AVENUE, NASHVILLE, TENNESSEE 37209**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness MY hand THIS 30th DAY OF JULY, 1999

TRACI L. CLAUSSEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED **TRACI L. CLAUSSEN, UNMARRIED**

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that SHE executed the within instrument for the purposes therein contained.
Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 30 DAY OF JULY, 1999.

Deborah Hall Johnson
Notary Public

My Commission Expires: [illegible] 24, 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the _____ day of _____, 19_99___, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of
as _____ Attorney in Fact, and acknowledged that ___ executed the same as the free act and deed of the said though they had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the _____ day of July, 1999.

_____
NOTARY PUBLIC

My Commission Expires: _____

Witness my hand and official seal at _____, this the __th_____ day of _____, 19_____.

My commission expires:_____ _____
NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11602 PAGE 501

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

06019686

IDENTIFICATION REFERENCE

99 AUG -3 AM 11:10

REGISTER
DAVIDSON COUNTY, TN.

		CAMT		
			169000.00	
		CON TX	625.30	
		PRFEE	1.00	
		WDEED	8.00	
		CFEE	2.00	
		TOTAL	636.30	
		CHECK	636.30	
08/03/99	01	11:16	0001	1165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1499384