This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Tony R. Clouse
1511 Dickerson Road
Nashville, TN 37207

SEND TAX BILL:
To Owner

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MAP AND PARCEL:
MAP 80-4
PARCEL 80
13DA-64815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary Ellis Teasley Leech, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Tony R. Clouse, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 12 on the Map of Mrs. Lula McPherson's Subdivision of part of Block 3 of the G. T. Sheegog's Subdivision at Bordeaux, of record in Book 421, Page 191, said Register's Office, and not being of record, and said lot is described according to an unrecorded copy of a survey thereof made February 1, 1937, by Earle Drake, County Surveyor, as follows:

BEGINNING at a point in the southwesterly margin of Doak Avenue 177 feet southeasterly from the margin of South Hamilton Road, being the corner of Lots Nos. 11 and 12; thence with the line of Lots No. 11, 10 and 9, southwesterly 150 feet to a point in the line of Lot No. 9; thence S49-1/2°E, 60 feet to the corner of Lots Nos. 12 and 13; thence with the line between said lots, northeasterly 150 feet to the margin of Doak Avenue; thence with the margin of the same, N49-1/2°W, 60 feet to the point of beginning.

Being the same property conveyed to Clarence Rabon Teasley and wife, Mary Ellis Teasley, by deed from James E. Woodson and wife, Mattie Woodson of record in Book 2652, Page 379, Register's Office for Davidson County, Tennessee. The said Clarence Rabon Teasley having since died.

This is the same description as in previous deed of record. 5614 08/13 0101 03CHECK 223.75

Taxes for 1999 have been pro-rated and assumed by Grantee(s).

Mary Ellis Teasley and Mary Ellis Teasley Leech is one and the same person.

This is improved property known as 3115 Doak Avenue, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tony R. Clouse, his heirs and assigns, forever; and I, Mary Ellis Teasley Leech, a widow do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13th day of August, 1999.

Mary Ellis Teasley Leech

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Ellis Teasley Leech, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 57,500.00.

AFFIANT

Subscribed and sworn to before me this 12th day of August, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0623867

IDENTIF. + REFERENCE

99 AUG 13 AM 8:47

WILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0623867
IDENTIF. # REFERENCE

99 AUG 13 AM 8:47

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	57500.00
CON TX	212.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	223.75
CHECK	223.75

08/13/99 01 08:47 0001 5614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503778