BOOK 11668 PAGE 585

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **September, 1999** between LARRY WAYNE SWANN, A MARRIED MAN, and LANNA R. SWANN, HIS WIFE, , hereinafter called GRANTORs, and GARY W. STEELE, UNMARRIED, hereinafter called GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, LARRY WAYNE SWANN, A MARRIED MAN, and LANNA R. SWANN, HIS WIFE, , hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto GARY W. STEELE, UNMARRIED, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2400 CLAYPOOL STREET, NASVHILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

LANNA R. SWANN, wife of LARRY WAYNE SWANN, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
LARRY WAYNE SWANN
Signature of Seller

_____
LANNA R. SWANN

06376600

RECEIVED
99 SEP 20 PM 2:30

0351 09/20 0101 03CHECK 343.38

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, LARRY WAYNE SWANN, A MARRIED MAN, and LANNA R. SWANN, HIS WIFE, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of September, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

GARY W. STEELE, UNMARRIED
2400 Clay Pool St
Nashville, Tn 37216

Property Address:

2400 CLAYPOOL STREET
NASVHILLE, TN 37216

Person Responsible for Taxes:

Countrywide Home Loans, Inc
MSN-SV 79
P.O. Box 10266
Van Nuys, CA 91410-0266

Map & Parcel #: MAP 62-13, PARCEL 103

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$88,750.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Gary W. Steele
Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **September, 1999**.

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Lot No. 30 on the Plan of Moss Rose Heights Subdivision, Section II, Extended, as of record in Book 1424, page 109, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 125 feet on the southerly side of Claypool Avenue and runs back on the easterly line 179.8 feet and on the westerly line 150 feet to a dead line on which it measures 128.6 feet.

BEING the same property conveyed to LARRY WAYNE SWANN, A MARRIED MAN, and LANNA R. SWANN, HIS WIFE by Warranty Deed from HOMER PROUDFOOT, CONSERVATOR, of record in Deed Book 9303, page 233, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 62-13, PARCEL 103).

2. All matters as set forth on the Plan of record in Plat Book 1424, page 109, said Register's Office, which plan includes a 50-foot minimum building setback line from the north lot line; a 10-foot public utility and drainage easement along the west and south lot lines.

3. Subject to any portion of the subject property which may be lying within the right of way of Claypool Avenue.

CV PARA# = PARA# + 1

3. If improvements are completed after January 1st of any year the law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company will assume no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603, et seq.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11663 PAGE 354

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

0637600

99SEP20 PM 2:

CAMT 88750.00
CON TX 328.38
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 343.38
CHECK 343.38

09/20/99 03 14:33 0001 0331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518281