BOOK 11673 PAGE 772

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 34,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
22nd DAY OF September 19 99

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: July 24, 2003
(AFFIX SEAL)

ANDREW B. GIBSON NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires July 24, 2003

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickey L. Walker	New Owner	Map 83-1
(NAME)	(NAME)	
217 High Lea Road		Parcel 285
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Lavern J. Leclaire

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rickey L. Walker

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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of John W. Love's Subdivision of Greenwood, as of record in Book 332, page 4, Register's Office for said County.

Said Lot No. 24 fronts 99 feet on the northerly side of McKennie Avenue and runs back 167.6 feet on the easterly line, and 168 feet on the westerly line, with the easterly margin of North 12th Street, formerly Wilhoite Avenue, to an alley.

Being the same property conveyed to Lavern J. Leclaire by deed from William T. Clinard and wife, Jessie B. Clinard of record in Book 10158, page 428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Doug Webb joins in the execution of this instrument to convey his interest in the property, including homestead rights, as spouse of Lavern J. Leclaire.

unimproved ( )
This is improved (X) property, known as 1301 McKennie Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand s this 22nd day of September, 19 99

Lavern J. Leclaire

Doug Webb

1782 09/23 0101 03CHECK 138.28

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lavern J. Leclaire and husband, Doug Webb

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22 day of Sept 19 99.

Commission expires 7/26/2003

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

My Commission Expires July 28, 2003

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

06038982

RECORDING & REFERENCE

99 SEP 23 PM 3:59

BILL GARNETT, REGISTER
DAVIDSON COUNTY, TN.

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

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0638982

IDENTIF. & REFERENCE

99 SEP 23 PM 3:53

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	34400.00
CON TX	127.28
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	138.28
CHECK	138.28

09/23/99 01 15:56 0001 1782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519718