0656852

PREPARED BY AND RETURN TO:
J. TERRI PITTS, ATTORNEY
65 GERMANTOWN COURT, SUITE 100
CORDOVA, TN 38018

REFERENCE
BOOK 11741 PAGE 199

99 NOV 12 PM 1:12

WARRANTY DEED

THIS INDENTURE, made and entered into on this 22nd day of October, 1999
by and between A. J. SAUCIER

0741 11/12 0101 03CHECK 1676.00

party of the first part, and CHARLES L. HENDRICKS, SR.

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of ~~Shelby~~ Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lots Nos. 2, 3 and 4 of Block No. 4 on the Plan of the Re-Subdivision of Blocks 1 to 8 inclusive, in Yarbrough's Subdivision of Woodland, of record in Book 57, Page 155, Register's Office of said County, as follows:

Said Lot No. 2 fronts 50 feet on the easterly side of Eighth Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet to an alley.

Said Lot No. 3 fronts 50 feet on the easterly side of Eighth Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet, more or less, to an alley.

Said Lot No. 4 fronts 50 feet on the easterly side of Eighth Avenue South, formerly Spruce Street, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to A. J. SAUCIER, by deed from GEORGE A. PATTON INVESTMENT CO., INC. of record in Book 5431, Page 13, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as set out above and 2000 Davidson County taxes, not yet due and payable and any Restrictions and Covenants of record in Book 57, Page 155 in said Register's Office.

RECORDERS MEMO
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and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

A. J. SAUCIER

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

A. J. SAUCIER

to me known to be the person__ described in and who executed the foregoing instrument, and acknowledged that __he__ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of October 19 99.

My commission expires 1-12-00

Notary Public

Property address 2214, 2216 and 2218 8th Avenue South
Nashville, Tennessee

Mail tax bills to: (Person or Agency responsible for payment of taxes)

CHARLES L. HENDRICKS, SR.
4004 CLAUDE DRIVE
SMYRNA, TN 37167

This instrument prepared by:
J. TERRY PITTS, ATTORNEY
65 GERMANTOWN COURT, SUITE 100
CORDOVA, TN 38018

State Tax $
Register's fee .50
Recording fee 6.00
Total

T.C. # UP-3790

Return to: J. TERRY PITTS, ATTORNEY
65 GERMANTOWN COURT, SUITE 100
CORDOVA, TN 38018

TAX ID #

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of October 19 99

Notary Public

My Comm. Exp.: 1-12-00

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Map & Parcel:
105-14-0 83.00
84.00

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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REFERENCE

99 NOV 12 PM 1:12

CAMT	450000.00
CON TX	1665.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1676.00
CHECK	1676.00

11/12/99 01 13:13 0001 0741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538433