B042

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 38534 FILE BOX "7"

Instr:200001070002513 Page: 1 OF 2
REC'D FOR REC 01/07/2000 1:42:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $579.79

WARRANTY DEED

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,700.00.

X Mary Thom Vandercook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of December, 1999.

Catherine R Tice Vass
Notary Public

MY COMMISSION EXPIRES: 5-28-2000

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 #
MARY THOM VANDERCOOK	**S A M E**	**118-10-65**
3409 Springbrook Drive		**16DA 14290**
Nashville, Tennessee 37204		

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 **WE, CATHERINE ANN McNALLY LUCAS and husband, AERON LUCAS**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY THOM VANDERCOOK , UNMARRIED**

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. 10, on the Plan of Pleasant Valley Subdivision, of record in Book 1424, page 63, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Catherine Ann McNally, a single person, by deed from Paul Y. Rowe and wife, Cheryl Bensman Rowe of record in Book 10160, page 818, Register's Office for Davidson County, Tennessee. The said Catherine Ann McNally having since married Aeron Lucas and the said Aeron Lucas joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved ( )

This is improved (X) property, known as **3409 Springbrook Drive, Nashville, Tennessee 37204**
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 HANDS THIS 30th DAY OF DECEMBER, 1999.

Catherine Ann McNally Lucas — Aeron Lucas

CATHERINE ANN McNALLY LUCAS **AERON LUCAS**

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 CATHERINE ANN McNALLY LUCAS and husband, AERON LUCAS, the bargainors, 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 the 30th day of December, 1999.

Catherine R Tice Voss
NOTARY PUBLIC

My Commission Expires: 5-28-2000

CATHERINE R. TICE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.