Instr:200003200028340 Page: 1 OF 2
REC'D FOR REC 03/20/2000 3:50:34PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $40.70

THIS INSTRUMENT PREPARED BY:

JOSEPH L. LACKEY, JR.
1230 FIRST AMERICAN CENTER
315 DEADERICK STREET
NASHVILLE, TENNESSEE 37238-1230
(615) 244-5772

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $11,000.00.

Affiant

Subscribed and sworn to before me, this the 16 day of March, 2000.

Notary Public

My Commission Expires: 11/29/03

NOTARY PUBLIC AT LARGE

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Richard Conditt S.E. Corner Huffine Street and Scott Avenue Nashville, Tennessee	John Richard Conditt 213 Cheswick Court Nashville, Tennessee 37215	072-01-0 046.00

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Joseph L. Lackey, Jr., hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto John Richard Conditt, hereinafter called the GRANTEE his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the unrecorded Map of the Young Subdivision and described according to a survey made by James A. Hamilton, Jr., Surveyor, May 20, 1948, as follows:
>
> Beginning at a point in the east margin of Scott Avenue at a concrete monument, the beginning of a curve into Huffine Street; thence around said curve in the northeasterly direction, 30.32 feet to another concrete monument in the south margin of Huffine Street; thence with the margin of said Street easterly 57.26 feet to the corner of Lots Nos. 7 and 8; thecne with the line of said lots, southerly 200.4 feet to the corner of said lots, and of Lots Nos. 5 and 6; thence with the line between Lots 6 and 7, westerly 74.8 feet to the east margin of Scott Avenue; thence with the margin of the same northerly 181.06 feet to the beginning.
>
> Being the same property conveyed to Joseph L. Lackey, Jr., by deed from J.C. Simmons, individually and wife, Joanna Simmons and J.G. Simmons, in his capacity as co-executor of the estate of Alice Thomas and Irene Wells, co-executors of the estate of Alice Thomas of record in Book 5845, page 679, said Register's Office.

This is unimproved property, known as S.E. Corner of Huffine Street and Scott Avenue, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 16 day of March, 2000.

JOSEPH L. LACKEY, JR.

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 Joseph L. Lackey, Jr., the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of March, 2000.

Kristin K Cusland
Notary Public

My Commission Expires: 11/29/03