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5257

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,900.00

William L. McMeans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 19 80.

Notary Public

MY COMMISSION EXPIRES: October 30, 1983

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

John R. Parker, Attorney at Law, Suite 105, Stahlman Bldg. Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM L. McMEANS, et ux	ENGEL MORTGAGE COMPANY, INC.	43-2A
(NAME)	(NAME)	
119 Cedarwood Lane	P. O. Box 847	119
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115	Birmingham, Alabama 35201	11D 31081
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Cedarwood Courtyard Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM L. McMEANS and wife, MARGOT E. McMEANS

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:

Lot No.119 on the Plan of Cedarwood Courtyard Homes as of record in Book 5200, pages 60 and 61 Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common areas and limited common areas of Cedarwood Courtyard Homes, to which Plan reference is made for a more complete description.

This conveyance is subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 5495, page 661, Register's Office for Davidson County, Tennessee.

The fee title to this lot, if described as bounded by any street, lane, walkway, park, playground, lake, pond, pool or any other common property which has not been dedicated or accepted by the public and the fee title to this lot as shown on the recorded plat of Cedarwood Courtyard Homes, if it abuts upon any such common property shall not extend upon such common property and the fee title to such common property is reserved to Cedarwood Courtyard Homes Homeowners Association, Inc. for the common enjoyment of all of the residents in Cedarwood Courtyard Homes.

Being part of the same property conveyed to Cedarwood Courtyard Homes, Inc. by deed from Wallace C. Dodd and wife, Era Virginia Dodd, of record in Book 5234, page 257, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 119 Cedarwood Lane, Madison, Tennessee 37115
(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 13th day of Sept, 1979

Cedarwood Courtyard Homes, Inc.

By: Bob L. Fowler Sec By: B. L. Dowler Pres

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared B. R. Bowker and Bob L. Parker with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and Secretary, respectively of the Cedarwood Courtyard Homes, Inc. the within named bargainor, a corporation, and that (he) (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said B. R. Bowker as such President, and attesting the same by the said Bob L. Parker as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13th day of Sept., 1980.

My commission expires 5-24-80 John R. Parker Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

Cedarwood Courtyard Homes, Inc.

TO

WILLIAM L. McMEANS, et ux

G 02100

IDENTIF. REFERENCE

AUG 13 8 28 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail: Douglas R. Beazley
401 Deaderick Place

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			46900.00- CO	
			121.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 128.44-	
5257A08/13/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G0.21.00

IDENTIF. REFERENCE T

AUG 13 8 28 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 773342