THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $182,900.00 **AFFIANT** Subscribed and sworn to before me, this 20th day of October, 1995. Notary Public My Commission Expires:

Address New Owners As Follows: Michelle Myers, 2706 West Linden Ave., Nashville, TN 37212

Send Tax Bills To: NationsBanc Mortgage Corp., P.O. Box 35140, Louisville, KY 40232

Map-Parcel Number: 104-15-135, 24W 10175

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELANIE LUTENBACHER, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MICHELLE MYERS, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 11 on the Plan of Sunset Park Subdivision, as shown on Plat of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said portion of Lot No. 11 fronts 50 feet on the northerly margin of West Linden Avenue (formerly Sunset Avenue) and extends back 163.25 feet on the westerly line and 163.1 feet on the easterly line, to a dead line on the rear, measuring 50 feet thereon.

Being the same property to Melanie Lutenbacher, unmarried by deed from Timothy H. Huestis and wife, Amanda G. Huestis and John L. Huestis of record in Book 9382, page 554, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1995 taxes paid by Grantor.

2. Matters shown on the Plan of record in Book 332, page 132, Register's Office for said County.

This is improved property known as 2706 West Linden Avenue, Nashville, Tennessee 37212.

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, her heirs and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person 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 20th day of October, 1995.

Melanie Lutenbacher

Melanie Lutenbacher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELANIE LUTENBACHER**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of October, 1995.

Wesley D. Turner

Notary Public

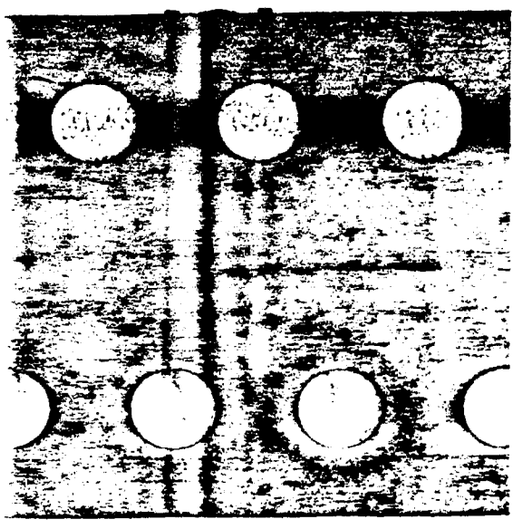
My Commission Expires: 5/30/99

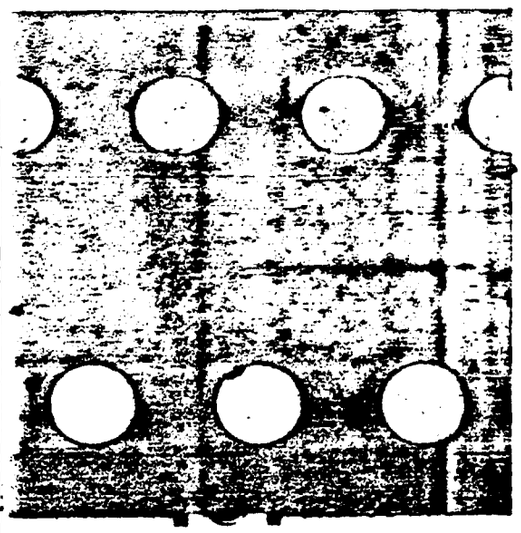
WESLEY D. TURNER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0115158

DAVIDSON COUNTY, TN.

685.73





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9835 PG 932

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

CAMT
132900.00
CON TX 676.73
PRFEE 1.00
MTGFEE 8.00
TOTAL 685.73
CHECK 685.73

10/23/95 01 16:15 0001 9962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0115158
IDENTIFICATION REFERENCE

95 OCT 23 PM 4:14
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 968655