56

WARRANTY DEED

BOOK 10318 PG 846

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

4547 01/14 0101 03CHECK 249.13

THIS INDENTURE, made and entered as of the **18th** day of **December, 1996** by and between

MELVIN WEBER ENTERPRISES, INC. , a STATE OF TENNESSEE corporation,

hereinafter referred to as Grantor, and

LEEANNE CASSIDY and ELIZABETH SEINER ,

hereinafter referred to as Grantee.

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 31 ON THE MAP OF WEAKLEY & DODD'S SUBDIVISION OF LOT NO. 17 OF THE BROOKLYN PLAN OF LOTS, AS OF RECORD IN BOOK 57, PAGE 126 TO WHICH PLAT REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MELVIN WEBER ENTERPRISES, INC. BY DEED FROM VINCENT SCALF AND WIFE, MONICA SCALF OF RECORD IN BOOK 10046 PAGE 227 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 Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

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

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 the signature of the Grantor (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.

MELVIN WEBER ENTERPRISES, INC.

MELVIN WEBER PRESIDENT

97 JAN 14 AM 10:58
REGISTER
DAVIDSON COUNTY, TN.

0253909

BOOK 10318 PG 847

CORPORATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared **MELVIN WEBER** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **PRESIDENT** of the **MELVIN WEBER ENTERPRISES, INC.**, the within named bargainor, a corporation, and the he/she as such **PRESIDENT**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as **PRESIDENT**.

Witness my hand, at office, in **NASHVILLE**, this 18 day of Dec, 19 96.

Martha Ann Beasley
Notary Public

Commission Expiration: 5/30/99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

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 **$64,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

LeeAnne Cassidy
Affiant

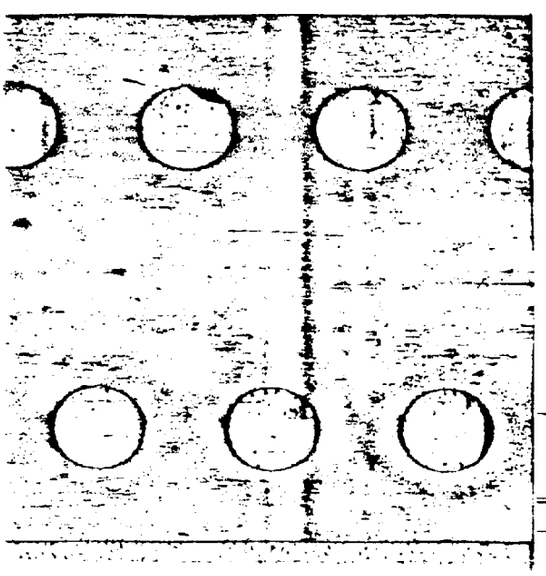
Subscribed and sworn to before me this **18th** day of **December, 1996.**

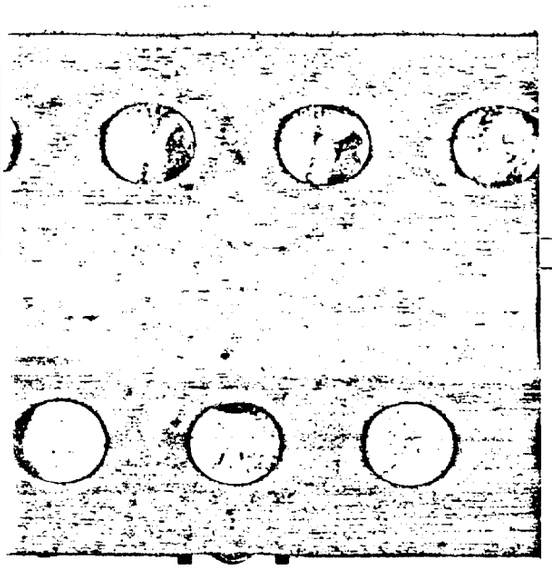
Martha Ann Beasley
Notary Public

Commission Expiration: 5/30/99

MARTHA ANN BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	LEEANNE CASSIDY ELIZABETH SEINER 121 FERN AVE. NASHVILLE, TN	121 FERN AVE. NASHVILLE, TN MAP PARCEL NUMBER 71-14-5





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11318 PG 848

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	64900.00
CON TX	240.13
PRFEE	1.00
WDEED	8.00
TOTAL	249.13
CHECK	249.13

01/14/97 01 10:58 0001 4547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263909
IDENTIFICATION REFERENCE

97 JAN 14 AM 10:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1107057