BOOK 10604 PG 151

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 1/22/98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip D. McCarty (NAME)	Monks Mortgage Corporation of TN (NAME)	MAP 129-12
6707 Highway 100 (ADDRESS)	222 S. Main Avenue (ADDRESS)	PARCEL 133
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Fayetteville, TN 37334 (CITY) (STATE) (ZIP)	

FOR AND 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, Mary Margaret Munn, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip D. McCarty and wife, Melanie S. McCarty

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. 32 on the Plan of Cheekwood Estates, as of record in Book 2663, page 103, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rhea Edward Munn and wife, Mary Margaret Munn by deed from Russell Kelley and wife, Elizabeth W. Kelly of record in Book 3499, page 79, Register's Office for Davidson County, Tennessee. The said Rhea Edward Munn, having since deceased.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County Taxes for the year 1997 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with Grantors paying their prorata share thereof to Grantees, who will be responsible for payment of said taxes when they become due and payable.

unimproved ( )
This is improved (X) property, known as 6707 Highway 100, Nashville, TN 37205
(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 my hand this 28th day of August 19 97

Mary Margaret Munn
Mary Margaret Munn

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Margaret Munn

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Franklin, Tennessee, this 27th day of August, 19 97.

Commission expires April 22, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

IDENTIF. & REFERENCE

03165 16

97 SEP -9 AM 9:15

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

Warranty Deed from Mary Margaret Munn, to Phillip D. McCarty and wife, Melanie McCarty.

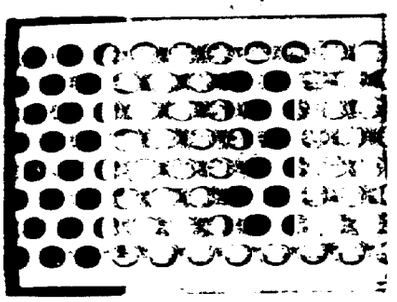
Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

6449 09/09 0103 CHECK

667-60

OFFICIAL RECEIPT

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



RECEIVED OF _____ BOOK 10601 PG 153

FOR _____

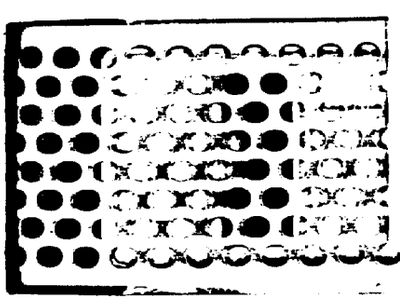
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	178000.00
CON TX	658.60
PRFEE	1.00
WDEED	8.00
TOTAL	667.60
CHECK	667.60

09/09/97 01 09:13 0001 6449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0346516
IDENTIF. ↑ REFERENCE

97 SEP -9 AM 9:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1195910