0459455

IDENTIF. ↑ REFERENCE

BOOK 11009 PAGE 734

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

98 JUL -7 PM 1:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, John W. Lunn and wife, Janet K. Lunn (formerly known as Janet K. Chapman, ("Grantors") have bargained and sold, and does hereby bargain, sell and convey unto Deborah E. Molteni, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE MAP OF ELM HILL ACRES, SECTION I, AS OF RECORD IN BOOK 2331, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 22 FRONTS 159 FEET ON THE SOUTH SIDE OF JADE DRIVE AND RUNS BACK 225 FEET ON THE EAST LINE AND 237.5 FEET ON THE WEST LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 83 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOHN W. LUNN AND JANET K. CHAPMAN BY WARRANTY DEED OF ATWELL M. MAYNARD AND WIFE, ETHELENE V. MAYNARD, OF RECORD IN BOOK 6551, PAGE 945, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. JANET K. CHAPMAN IS NOW KNOWN AS JANET K. LUNN.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 2101 Jade Drive, Nashville, TN 37210

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, her successors and assigns in fee simple forever.

Grantors do hereby covenant with the Grantee that the Grantors are lawfully possessed of said land in fee simple, the Grantors have a good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors this 29 day of June, 1998.

JOHN W. LUNN

JANET K. LUNN

07.07 02:01 03CHECK 446

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that JOHN W. LUNN and wife, JANET K. LUNN, personally appeared before me and is known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 29 day of June, 1998.

Martha Ann Beasley
Notary Public

My Commission Expires:_____

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 1999

BOOK 11009 PAGE 736

STATE OF TENNESSEE)
) SS
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 $116,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29 day of June, 1998.

Notary Public

Commission Expiration:

MARTHA ANN BEASLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 1999

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
W. William Davis Davis & Jordan, PC 5210 Maryland Way, #202 Brentwood, TN 37027	America's Wholesale Lender PO Box 10212 Van Nuys, CA 91410	2101 Jade Drive Nashville, TN 37210

MAP PARCEL NUMBER
95-14-62

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

RECEIVED OF _____

FOR _____

BOOK 11009 PAGE 737

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	
	116500.00
CON TX	431.05
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	446.05
CHECK	446.05

07/07/98 01 17:22 0001 0214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0459455
IDENTIF. ↑ REFERENCE

98 JUL -7 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316061