BOOK 11028 PAGE 694

WARRANTY DEED

Address New Owner as Follows:
Julie A. O'Guin and LaDonna Meuchel
105 Graeme Drive
Nashville, TN 37214

SEND TAX BILLS TO:
LaDonna Meuchel
2204 Lebanon Road
Nashville, Tn. 37214

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 391-0655
FAX (615)872-9982

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

MAP AND PARCEL
Map 084-14
Parcel 016.00

$84,000.00

Julie A. O'Guin
Affiant

Subscribed and sworn to before me, this the 10th day of July, 1998.

Laura Grifka, Notary Public

My Commission Expires:
JULY 28, 2001

98 JUL 21 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0464938
IDENTIF. ↑ REFERENCE

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by **Julie A. O'Guin and LaDonna Meuchel**, (the "Grantees" herein) the receipt whereof is hereby acknowledged, the undersigned Grantors, **Beverly Joan Bell, Harold Kelly Jones and Marilyn J. Rashmir** (the "Grantors" herein), have this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Julie A. O'Guin and LaDonna Meuchel,** their successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 142 on the Plan of the Map of Donelson Hills Subdivision, of record in Book 2331, Page 22 and 23, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Harold A. Jones and wife, Mary V. Jones from Lois V. McDowell and wife, Lola Mae McDowell, of record in Book 2546, Page 233, Register's Office for Davidson County, Tennessee.

SAID Harold Altman Jones and Mary Vada Jones are both deceased. Harold Altman Jones died on October 10, 1992 and Mary Vada Jones died testate on April 9, 1998 leaving three(3) children, Beverly Joan Bell, Harold Kelly Jones and Marilyn J. Rashmir, as the sole equal owners of the above described real estate.

WITNESSETH, that Beverly Joan Bell, Harold Kelly Jones and Marilyn J. Rashmir, by virtue of the power and authority given in the LAST WILL AND TESTAMENT OF MARY VADA JONES, dated March 27, 1998, and in consideration of Eighty Four Thousand Dollars ($84,000.00), lawful money of the United States, paid by Julie A. O'Guin and LaDonna Meuchel, does hereby grant and release unto Julie A. O'Guin and LaDonna Meuchel, their heirs or successors and assigns forever. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected herein described.

SAID heirs of Mary Vada Jones have executed Affidavits of Heirship which are being filed simultaneously herwith.

TO HAVE AND TO HOLD said interest in real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever. We, the Grantors covenant with the said Grantees, that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein set forth. We, the Grantors, do further covenant and bind ourselves, our successors, heirs, assigns, and representatives, to warrant and forever defend the title to the said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF we have hereunto set our hands on this the 3rd day of July, 1998.

Beverly Joan Bell

Beverly Joan Bell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me MARK C. STENGEL, a Notary Public in and for said County and State, the within named Beverly Joan Bell, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at BRENTWOOD, TN, this 3rd day of JULY, 1998.

Mark C. Stengel

NOTARY PUBLIC

My commission expires 2/23/2002

NOTARY PUBLIC AT LARGE

Harold Kelly Jones

Harold Kelly Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Sherri A Wallace, a Notary Public in and for said County and State, the within named Harold Kelly Jones, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of July, 1998 1998.

Sherri A Wallace

NOTARY PUBLIC
My commission expires 3/25/01

Marilyn J. Rashmir

Marilyn J. Rashmir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donald R. O'Guin, Sr., a Notary Public in and for said County and State, the within named Marilyn J. Rashmir, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of July, 1998.

Donald R O'Guin

NOTARY PUBLIC
My commission expires September 29, 2001

6218 07/21 0101 03CHECK 337.80

AFFIDAVIT OF HEIRSHIP BOOK 11028 PAGE 697

Marilyn J. Rashmir, after first being duly sworn according to law, and makes oath and says:

1) That I am the daughter of Mary Vada Jones, deceased, who died on April 9, 1998 at Nashville, Tennessee.

2) That I reside at 4121 Franklin Road, Davidson County, Nashville, Tennessee.

3) That the Last Will & Testament of the deceased, Mary Vada Jones, executed on the 27th day of March, 1998 left her estate to her three (3) children, myself, Harold Kelly Jones and Beverly Joan Bell.

4) That the real property located at 105 Grame Drive, Davidson County, Nashville, Tennessee is a part of the estate of the deceased, Mary Vada Jones.

5) That all debts of the estate of the deceased, Mary Vada Jones, have been paid and no other individual or corporation have a claim against the property located at 105 Grame Drive, Davidson County, Nashville, Tennessee.

6) That the heirs of Mary Vada Jones have a legal right to convey the real property located at 105 Grame Drive, Davidson County, Nashville, Tennessee; and, if for any reason another individual or corporation claims an interest in the aforementioned property, then I, as an heir, will contest such claim and pay the cost necessary to settle such claim.

AFFIANT further saith not.

Marilyn J. Rashmir
MARILYN J. RASHMIR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally came and appeared *Marilyn J. Rashmir*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person that executed the foregoing instrument of the purpose therein contained.

Sworn to and subscribed before me this 10 day of July 1998.

Donald R. Ogilvie
NOTARY PUBLIC

My commission expires: ~~Sept.~~ July 29, 2001

Exhibit A

BOOK 11028 PAGE 698

AFFIDAVIT OF HEIRSHIP

Harold Kelly Jones, after first being duly sworn according to law, and makes oath and says:

1) That I am the son of Mary Vada Jones, deceased, who died on April 9, 1998 at Nashville, Tennessee.

2) That I reside in Kentucky.

3) That the Last Will & Testament of the deceased, Mary Vada Jones, executed on the 27th day of March, 1998 left her estate to her three (3) children, myself, Marilyn J. Rashmir and Beverly Joan Bell.

4) That the real property located at 105 Grame Drive, Davidson County, Nashville, Tennessee is a part of the estate of the deceased, Mary Vada Jones.

5) That all debts of the estate of the deceased, Mary Vada Jones, have been paid and no other individual or corporation have a claim against the property located at 105 Grame Drive, Davidson County, Nashville, Tennessee.

6) That the heirs of Mary Vada Jones have a legal right to convey the real property located at 105 Grame Drive, Davidson County, Nashville, Tennessee; and, if for any reason another individual or corporation claims an interest in the aforementioned property, then I, as an heir, will contest such claim and pay the cost necessary to settle such claim.

AFFIANT further saith not.

Harold Kelly Jones
HAROLD KELLY JONES

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county mentioned, personally came and appeared *Harold Kelly Jones,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person that executed the foregoing instrument of the purpose therein contained.

Sworn to and subscribed before me this 1 day of July, 1998.

Sherri A Wallace
NOTARY PUBLIC

My commission expires: 3-25-01

Exhibit B

BOOK 11028 PAGE 699

AFFIDAVIT OF HEIRSHIP

Beverly Joan Bell, after first being duly sworn according to law, and makes oath and says:

1) That I am the daughter of Mary Vada Jones, deceased, who died on April 9, 1998 at Nashville, Tennessee.

2) That I reside in Benton County, Arkansas.

3) That the Last Will & Testament of the deceased, Mary Vada Jones, executed on the 27th day of March, 1998 left her estate to her three (3) children, myself, Harold Kelly Jones and Marilyn J. Rashmir.

4) That the real property located at 105 Grame Drive, Davidson County, Nashville, Tennessee is a part of the estate of the deceased, Mary Vada Jones.

5) That all debts of the estate of the deceased, Mary Vada Jones, have been paid and no other individual or corporation have a claim against the property located at 105 Grame Drive, Davidson County, Nashville, Tennessee.

6) That the heirs of Mary Vada Jones have a legal right to convey the real property located at 105 Grame Drive, Davidson County, Nashville, Tennessee; and, if for any reason another individual or corporation claims an interest in the aforementioned property, then I, as an heir, will contest such claim and pay the cost necessary to settle such claim.

AFFIANT further saith not.

Beverly Joan Bell
BEVERLY JOAN BELL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally came and appeared *Beverly Joan Bell*, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person that executed the foregoing instrument of the purpose therein contained.

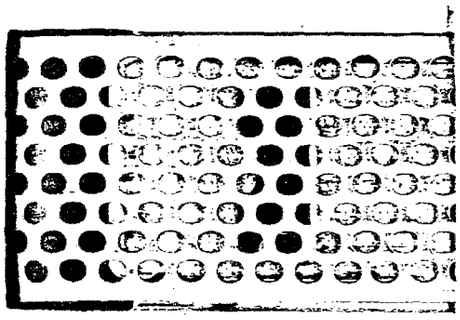
Sworn to and subscribed before me this 3rd day of JULY, 1998.

Mark C. Stevens
NOTARY PUBLIC

My commission expires: 2/23/2002

STEVENS LAW OFFICE WILLIAMSON CO. TN

Exhibit C



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

RECEIVED OF _____

FOR _____

BOOK 11028 PAGE 700

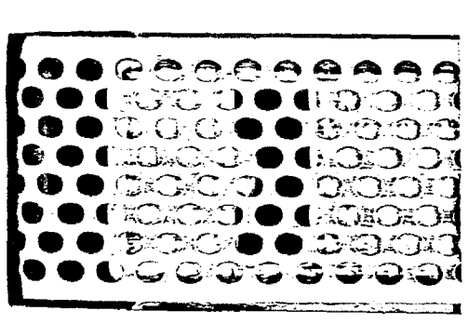
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 84000.00
				CON TX 310.80
				PRFEE 1.00
				WDEED 24.00
				CFEE 2.00
				TOTAL 337.80
				CHECK 337.80
07/21/98		01		12:53 0001 6218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464938
IDENTIF. # REFERENCE

98 JUL 21 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1321886