1001 52

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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 508,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF December 98

Notary Public

MARIE A. SWEENEY NOTARY PUBLIC LARGE TENN. WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 6/22/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tenn 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony J. Cmelak (NAME)	Southeastern Mortgage of Tennessee (NAME)	116-14-12
511 Park Hill (ADDRESS)	115 29th Avenue South (ADDRESS)	
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Anthony Michael Lombardy and wife, Rosemary Lombardy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony J. Cmelak and Lee Anne Burkhart

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 part of Lot No. 13 on the Plan of Bransford Realty Company & Johnson Bransford's Subdivision, as of record in Book 421, page 67, Register's Office for said County, described as follows: BEGINNING at a point in the north margin of Bellevue Drive South, at a point 5 feet east of the corner of Lots 11 and 13; thence northerly parallel to the line between said lots, 120 feet to a point; thence westerly 5 feet to a point in the line between said lot, and continuing with said line, north 27.5 feet to a point; thence South 62 1/2 deg. East 250 feet to a point in the westerly margin of Bellevue Drive East; thence with the same southerly 94.5 feet to a point at the beginning of a curve; thence around said curve, southwesterly 25.46 feet to a point in the northerly margin of Bellevue Drive South; thence with the margin of the same, westerly 215.4 feet to the beginning.

Being the same property conveyed to Anthony Michael Lombardy and wife, Rosemary Lombardy by deed from Edgar B. Davie and wife, Kathleen M. Davie of record in Book 8434, page 957, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6)

CONTINUED

unimproved ( )
This is improved (X) property, known as 511 Park Hill, Nashville, Tennessee 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 our hand s this 18th day of December 19 98

Anthony Michael Lombardy

Rosemary Lombardy

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 Anthony Michael Lombardy and wife, Rosemary Lombardy

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 18th day of December, 19 98.

Commission expires 6/12/2002

MARIE A. SWEENEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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

0529936
IDENTIF. ↑ REFERENCE

98 DEC 29 PM 2:12
JILL GARDENHIRE REGISTER
DAVIDSON COUNTY, TN.

5565 12/29 0101 03CHECK 1850-60

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CASH

	508000.00
CON TX	1879.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1890.60
CHECK	1890.60

12/29/98 01 14:09 0001 5565

0529936
IDENTIF. # REFERENCE

98 DEC 29 PM 2:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402880