WARRANTY DEED

BOOK 11314 PAGE 814

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 1998

Notary Public

MY COMMISSION EXPIRES: 7/24/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Stratton	SAME	119-09-0/023.00
(NAME) 2221 Peachtree Road, Suite D623	(NAME)	AND
(ADDRESS) Atlanta, GA 30309	(ADDRESS)	119-09-0/024.00
(CITY) (STATE) (ZIP)	(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, HEIR-AT-LAW OF WILLIAM D. MEDLEY AND WIFE, MARY E. MEDLEY, being JOY ANN MEDLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy Stratton

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:

LEGAL DESCRIPTION OF TWO TRACTS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN

Being the same property conveyed to William D. Medley and wife, Mary E. Medley, by deed of record in Book 1046, page 72, as to Tract One, and to Mary E. Medley by deed of record in Book 5135, page 969, as to Tract Two, Register's Office for Davidson County, Tennessee; the said William D. Medley and Mary E. Medley having since died leaving as their sole heirs-at-law their five children, Fred J. Medley, V. Roberta Medley Holmes, James Medley, William C. Medley, and Alfred Medley; the said Alfred Medley having since died leaving as his sole heirs-at-law, his children, Richard Neal Medley, Roy Wayne Medley, Ronnie Lee Medley, Joy Anne Medley, and Barbara Elaine Medley

This is not the principal residence of the Grantor.

unimproved ( )
This is improved (X) property, known as Landers Avenue / Parmer Avenue, Nashville, TN
(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 27 day of Dec., 1998

Joy-Lynn Medley

JOY ANN MEDLEY

TRACT ONE:
Being Lot No. 82 on the Plan of Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, R.O.D.C. Tennessee.
Said Lot No. 82 fronts 50 feet on the easterly side of Landers Avenue and runs back 272 feet 1 inch on the north line and 296-1/2 feet on the south line to an alley and shows 56 feet on said alley and is bounded on the south by a 26 foot street.

TRACT TWO:
Being the easterly part of Lot No. 82 on the Plan of Revised and Corrected Plan of Thompson and Ring's Subdivision of Edenwold Park, of record in Book 332, page 29, Register's Office for said County, described according to a survey made by Cantrell, Connell and Morrison, Engineers, March 6, 1952, as follows:
BEGINNING on the northerly margin of Parmer Avenue at a point 173.9 feet east of the easterly margin of Landers Avenue; thence northwardly 50 feet to the line between Lots Nos. 81 and 82; thence with the line between said two lots easterly 90 feet to the westerly margin of an alley; thence with said alley southwardly 56 feet to the northerly margin of Parmer Avenue; thence with said Avenue westwardly 116 feet to the beginning.

Being the same property conveyed to William D. Medley and wife, Mary E. Medley, by deed of record in Book 1046, page 72, as to Tract One, and to Mary E. Medley by deed of record in Book 5135, page 969, as to Tract Two, Register's Office for Davidson County, Tennessee; the said William D. Medley and Mary E. Medley having since died leaving as their sole heirs-at-law their five children, Fred J. Medley, V. Roberta Medley Holmes, James Medley, William C. Medley, and Alfred Medley; the said Alfred Medley having since died leaving as his sole heirs-at-law, his children, Richard Neal Medley, Roy Wayne Medley, Ronnie Lee Medley, Joy Anne Medley, and Barbara Elaine Medley

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STATE OF Tennessee :
COUNTY OF Davidson :

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

JOY ANN MEDLEY

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 Tennessee, this 27th day of December 19 98

Commission expires 7/24/99

Christine Duke
Notary Public

(AFFIX SEAL)

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

0544835

IDENTIF. ↑ REFERENCE

99 JAN 28 AM 11:14

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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

0198 01/28 0101 03CHECK

22.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11314 PAGE 817

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

CAMT	2000.00
CON TX	7.40
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	22.40
CHECK	22.40

01/28/98 01 12:16 0001 0198

99 JAN 28 AM 11:14

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

054 1835
IDENTIF. & REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417569