WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 279,900.00

Lynnetta H Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 19 98

Notary Public

MY COMMISSION EXPIRES 7-27-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Jeansonne	New Owner	MAP 104-16
(NAME)	(NAME)	
2214 Belmont Boulevard		PARCEL 357
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212		
(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, Troy L. Beavers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Jeansonne and wife, Melanie Jeansonne

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 the northerly 33 feet front of Lot No. 124, and the southerly 17 feet front of Lot No. 125 on the Belmont Land Company's Plan of Lots, called "Belmont Heights" as of record in Book 421, page 34, Register's office for said County.

Beginning on the easterly margin of Belmont Boulevard 50 feet north of the southwest corner of Lot 124; thence eastwardly parallel with and 50 feet north of the southerly line of said lot, 186 feet, more or less, to the westerly margin of an alley; thence with said alley, northwardly 50 feet to a point 10 feet north of the southeast corner of said Lot No. 125; thence westwardly 186 feet, more or less to the easterly margin of Belmont Boulevard at a point 17 feet north of the southwest corner of said Lot No. 125; thence with the easterly margin of said Boulevard, southwardly 50 feet to the beginning.

Being the same property conveyed to Troy L. Beavers, unmarried, by deed from Jerry W. Owens, unmarried, of record in Book 10227, page 730, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2214 Belmont Boulevard, Nashville, Tennessee 37212
(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 9th day of September 19 98

Troy L. Beavers

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 Troy L. Beavers

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 9th day of September 19 98.

Commission expires 7-27-2002

JULIE N. READ NOTARY PUBLIC AT LARGE DAVIDSON CO. 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

0544083
IDENTIF. # REFERENCE
99 FEB -2 PM 2:38
BILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.
0577 02/02 0101 03CHECK 1046.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11322 PAGE 416

RECEIVED OF _____

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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

0544083
IDENTIF. + REFERENCE
99FEB-2 PM 2:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 279900.00
CON TX 1035.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1046.63
CHECK 1046.63

02/02/99 01 14:36 0001 0577

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1419929