(1)

B0431

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 127,500.00

Affiant

Subscribed and sworn to before me, this 26th day of February 1999

Notary Public

My Commission Expires
November 24, 2001

NOTARY PUBLIC AT LARGE
Mary Ann Selley
STATE OF TENNESSEE

BOOK 11363 PG. 651

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TAMMY C. CHERNEY 2305 Bernard Avenue Nashville, Tennessee 37212	FIRST TRUST MORTGAGE COMPANY 6525 Quail Hollow Suite 300 Memphis, Tennessee 38120	MAP 104-11 PARCEL 346

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED AND NO/100---------- ($ 127,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, MARIANNE CHEATHAM CAMPBELL, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto TAMMY C. CHERNEY AND HUSBAND, JASON R. CHERNEY AND EDWARD F. CHERNEY AND WIFE, ARLYN L. CHERNEY hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly 30.0 feet of Lot No. 29 and the westerly 30.0 feet of Lot No. 30 on the Plan of St. Bernard Place of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots Nos. 29 and 30 adjoin and front together 60.0 feet on the south side of Bernard Avenue and extend back between lines, 138.6 feet, more or less (deed) (130.8 feet-field measurement), and 139.0 feet, more or less (deed) (130.2 feet-field measurement), to an alley in the rear, measuring 60.0 feet thereon.

BEING the same property conveyed to Marianne Cheatham Campbell by deed from Peter Weiss, Trustee, of record in Book 6653, page 362, Register's Office for Davidson County, Tennessee.

REX CAMPBELL, spouse of Marianne Cheatham Campbell, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 2305 Bernard Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of St. Bernard Place of record in Book 161, page 171, Register's Office for Davidson County, Tennessee.

x TC

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of February, 19 99.

Marianne Cheatham Campbell
MARIANNE CHEATHAM CAMPBELL

Rex Campbell
REX CAMPBELL

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 MARIANNE CHEATHAM CAMPBELL and REX CAMPBELL, the bargainors, 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 this 26th day of February, 1999.

Mitchell A Watts
Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

_____
Notary Public

2425 03/02 0101 03CHECK 482.75

05555242
IDENTIF. & REFERENCE

99 MAR -2 PM 3:42
REGISTER
DAVIDSON COUNTY, TN.

X TC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11363 PG. 653

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

0555242

IDENTIF. A REFERENCE

99 MAR -2 PM 3:42

REGISTER
DAVIDSON COUNTY. TN.

	CAMT	
		127500.00
	CON TX	471.75
	PRFEE	1.00
	WDEED	8.00
	CFEE	2.00
	TOTAL	482.75
	CHECK	482.75
03/02/99	01	15:40 0001 2425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431611