This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Melody Gay Wilson
4907 Pearson Place
Nashville, TN 37211

SEND TAX BILL:
To Owner

BOOK 11380 PG. 364

MAP AND PARCEL:
MAP 146-16
PARCEL 148
5DU-43056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Wesley M. Tyree and wife, Elizabeth J. Tyree hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Melody Gay Wilson, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 220, on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Wesley M. Tyree and wife, Elizabeth J. Tyree, by deed from Margaret W. Green of record in Book 5864, Page 906, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 2598, Page 491, and Book 2702, Page 49, and such easements and setback lines of record in Plat Book 2331, Page 145, said Register's Office. This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1999 have been assumed by Grantee.

This is improved property known as 4907 Pearson Place, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melody Gay Wilson, her heirs and assigns, forever; and we, Wesley M. Tyree and wife, Elizabeth J. Tyree do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0559950
RECEIVED FOR REFERENCE
99 MAR 12 AM 8:12
03/12 0101 02CHECK 266-30

Witness our hands this the 8th day of January, 1999.

Wesley M. Tyree

Elizabeth J. Tyree

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wesley M. Tyree and wife, Elizabeth J. Tyree 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 8th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,000.00.

AFFIANT

Subscribed and sworn to before me this 8th day of January, 1999.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11380** PG. **366**

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	69000.00
CON TX	255.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	266.30
CHECK	266.30

03/12/99 01 08:11 0001 7381

99 MAR 12 AM 8:12

0559950

CLERK & REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1436520