FORM NO WD 1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH 19 99

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL

NOTARY PUBLIC AT LARGE

BOOK 11406 PG. 141

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS: MICHAEL DEAN VELTING	SEND TAX BILLS TO: Freemanwards Market	MAP-PARCEL NUMBERS 83-5-314
(NAME) et al	(NAME) 450 Millstream Dr, #131	23W 9130
1202 Calvin Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville TN 37228	
Nashville, TN 37206 (CITY, STATE, P O ZIP)	(CITY, STATE, ZIP)	

FOR AND IN 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 ROSE L. WIGGINS and JULIANNE H. WAGNON, Both Unmarried, as Joint Tenants with Right of Survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL DEAN VELTING and JONATHAN CLAY SETZER, as tenants in common with the right of survivorship

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

BEING Lot No. 41 of Block "C" on the Plan of F. O. Beazley, East Nashville, of record in Book 2, page 66, Chancery Court at Nashville, Tennessee.

SAID Lot No. 41 fronts 50.0 feet on the south side of Calvin Avenue and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Rose L. Wiggins and Julianne H. Wagnon, both unmarried, as Joint Tenants with Right of Survivorship, by deed from Rhett R. Frye, Unmarried, of record in Book 9360, page 606, Register's Office for Davidson County, Tennessee.

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

This is unimproved X property known as 1202 Calvin Avenue, Nashville, Tennessee 37206
(unimproved) (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 hands, this 25th day of March, 19 99

Rose L. Wiggins
ROSE L. WIGGINS

Julianne H. Wagnon
JULIANNE H. WAGNON

BOOK 11406 PG. 142

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ROSE L. WIGGINS and JULIANNE H. WAGNON

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 Nashville, Tennessee, this 25th day of March, 1999.

Commission Expires _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

05673397

99 MAR 30 AM 10:48

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11406 PG. 143

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

0567397

IDENTIFICATION/REFERENCE

99 MAR 30 AM 10:48

BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

[illegible]	[illegible]
[illegible] TAX	$10.00
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	$21.50
CHECK	$21.50

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1444324