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

BOOK 11461 PG. 64

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1999

Notary Public

MY COMMISSION EXPIRES 9-28-02

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joyce Elaine Weiss, a single woman
(NAME)
1225 Howard Avenue
(STREET ADDRESS OR ROUTE NUMBER)
Nashville, TN 37216
(CITY)(STATE) (P.O. ZIP)

SEND TAX BILLS TO:
First Trust Mortgage Company
(NAME)
6525 Quail Hollow, STE 300
(STREET ADDRESS)
Memphis, TN 38120
(CITY)(STATE) (ZIP)

MAP-PARCEL NUMBER
72-3-142

99 MAY -4 PM 12:30

0582273

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, Mary E. Jones, a single woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce Elaine Weiss, a single woman, 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 the West one-half of Lot No. 159 on the Map of Inglewood Place, as of record in Book 332, Page 101, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Said part of lot front 50 feet on the north side of Howard Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Elmer S. Jones and wife, Mary E. Jones, by Deed of Record in Book 1883, Page 131, Register's Office for Davidson County, Tennessee.
Elmer S. Jones having since died, vesting sole ownership in Mary E. Jones as surviving tenant by the entirety.

The signature of Mary E. Jones is signed by her duly appointed Attorney-in-fact Madell Rice, pursuant to the Power of Attorney recorded in Book 10791, page 339, Register's Office for Davidson County, Tennessee.
Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

unimproved ( )
This is improved (XX) property, known as 1225 Howard Avenue, Nashville, TN 37216.

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. Whenever 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/our hand(s) this 30th day of April, 1999.

Mary E. Jones by Madell Rice, Attorney-in-Fact

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 Mary E. Jones, a single woman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 30th day of April, 1999.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared Mary E. Jones, a single woman and _____ with whom I am personally acquainted and who upon (his/their several oaths) acknowledged (himself/themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he/they) as such _____ and _____ , being authorized so to do, executed 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 on this the 30th day of April, 1999.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Madell Rice, attorney-in-fact for Mary E. Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of April, 1999.

My Commission Expires: 9-28-02

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

RECORDED 2001 APR 03 08:00 AM 326-00

Prepared by & Return to

Brian L. Smith & Associates
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

BOOK **11461** PG. **66**

05582273

REFERENCE

99 MAY -4 PM 12:35

[illegible]	60000.00
CO TX	325.60
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	336.60
CHECK	336.60

CO 04/99 01 12:35 0001 1062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455752