Box 15

WARRANTY DEED

BOOK 11479 PG. 440

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 247,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: March 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Menchise	National Bank of Commerce	103-10-0/60.00
(NAME)	(NAME)	
5805 Vine Ridge Drive	7770 Poplar Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Germantown, TN 38138	
(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, Mark Andrew Tulloch and wife, Emily C. Tulloch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Menchise and wife, Amy Hall Menchise

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 westerly part of Lot No. 20 and all of Lot No. 21 on the Plan of Hillwood Estates, Section 1, as of record in Book 1835, Page 117 and as amended in Book 2136, Page 521, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 20 is described as follows:
BEGINNING on the southeasterly margin of Vine Ridge Drive at the corner of Lots Nos. 20 and 21; thence, with the line between said two lots southeastwardly 251 feet; thence, northeastwardly 13 feet to the southwest corner of the property conveyed to Bill B. Jones and wife, by deed from James E. Patterson, et al, of record in Book 2702, Page 323, said Register's Office; thence, with said Jones' southwesterly line northwestwardly 251 feet, more or less, to the southeasterly margin of said Vine Ridge Drive; thence, with same southwestwardly 3 feet to the BEGINNING.

SAID Lot No. 21 fronts 155 feet on the southeasterly side of Vine Ridge Drive and runs back 251 feet on the northeasterly line and 265.3 feet on the southwesterly line to a dead line measuring 154 feet thereon.

BEING the same property conveyed to Mark Andrew Tulloch and wife, Emily C. Tulloch, by deed from Bonnie Boylin, unmarried, of record in Book 9191, Page 56, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 5805 Vine Ridge Drive, Nashville, TN 37205
(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 hand s this 13th day of May 19 99

Mark Andrew Tulloch

Emily C. Tulloch

Emily C. Tulloch

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 Mark Andrew Tulloch and wife, Emily C. Tulloch

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 13th day of May 19 99.

Commission expires March 25, 2000

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

0587167

99 MAY 14 PM 1:57

REGISTER
DAVIDSON COUNTY, TN.

REFERENCE

0258 05/14 0101 CHECK 924.50

Warranty Deed from Mark Andrew Tulloch and wife, Emily C. Tulloch, to John Menchise and wife, Amy Hall Menchise.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11479 PG. 44?

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

CHG

247000.00

CO TX $13.50

PRFEE 1.00

REL 8.00

CFEE 2.00

TOTAL $24.50

CHECK $24.50

05/14/99 01 14:00 0001 6258

99 MAY 14 PM 1:57

0587167

IDENTIFICATION & REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1460890