0588532

IDENTIF. # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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W & I Ref: (sk) Title No: 40939
Dav. Co. File: Box 8

99 MAY 19 AM 8:39

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11484 PG. 131

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Marilyn J. Barclay Markus Stadler 124 East Palestine Avenue Madison, TN 37115	Countrywide Home Loans 718 Thompson Lane, Suite 114 Nashville, TN 37204

TAX MAP-PARCEL NUMBERS: 051-08-119

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 81,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald L. Harned, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marilyn J. Barclay and spouse, Markus Stadler,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. "J" on the Plan of Due West Montague Subdivision of record in Plat Book 421, page 152, said Register's Office.

SAID Lot No. "J" fronts 100.8 feet on the southerly margin of East Palestine Boulevard and extends back 163.1 feet on the easterly line and 169.5 feet on the westerly line to an alley in the rear, measuring 100.2 feet thereon.

Together with a permanent appurtenant easement, which shall run with Grantee's Land for location of a portion of the drive serving **Lot J** over and across that portion of **Lot K** as is currently being used for that purpose as shown on a mortgage loan inspection by Leslie Flowers, Tennessee Registered Land Surveyor No. 1659 which mortgage loan inspection is attached hereto as Exhibit "A" and incorporated herein by reference.

BEING the same property conveyed to David C. Tavel and wife, Elizabeth W. Tavel, by deed from A.J. Coleman and wife, Edith Coleman, of record in Book 2095, page 629, said Register's Office. By Quitclaim Deed of record in Book 5313, page 441, said Register's Office, subject property was conveyed to Elizabeth W. Tavel. The said Elizabeth W. Tavel has since died. The Last Will and Testament of Elizabeth Mai Tavel of record in Will Book 218, page 493, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Donald L. Harned. Letters Testamentary of record in Minute Book 427, page 261, Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; All matters as shown on the Plan of record in Plat Book 421, Page 152, said Register's Office.

This is improved property, known as: 124 East Palestine Avenue, Madison, TN 37115

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of May, 1999.

Donald L. Harned

Donald L. Harned

State of Tennessee
County of Davidson

On this 18th day of May, 1999, before me the undersigned authority, personally appeared **Donald L. Harned**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 81,000.00

Marilyn J. Barclay

Affiant

Sworn and subscribed before me on the 18th day of May, 1999.

Notary Public

My Commission Expires: _____

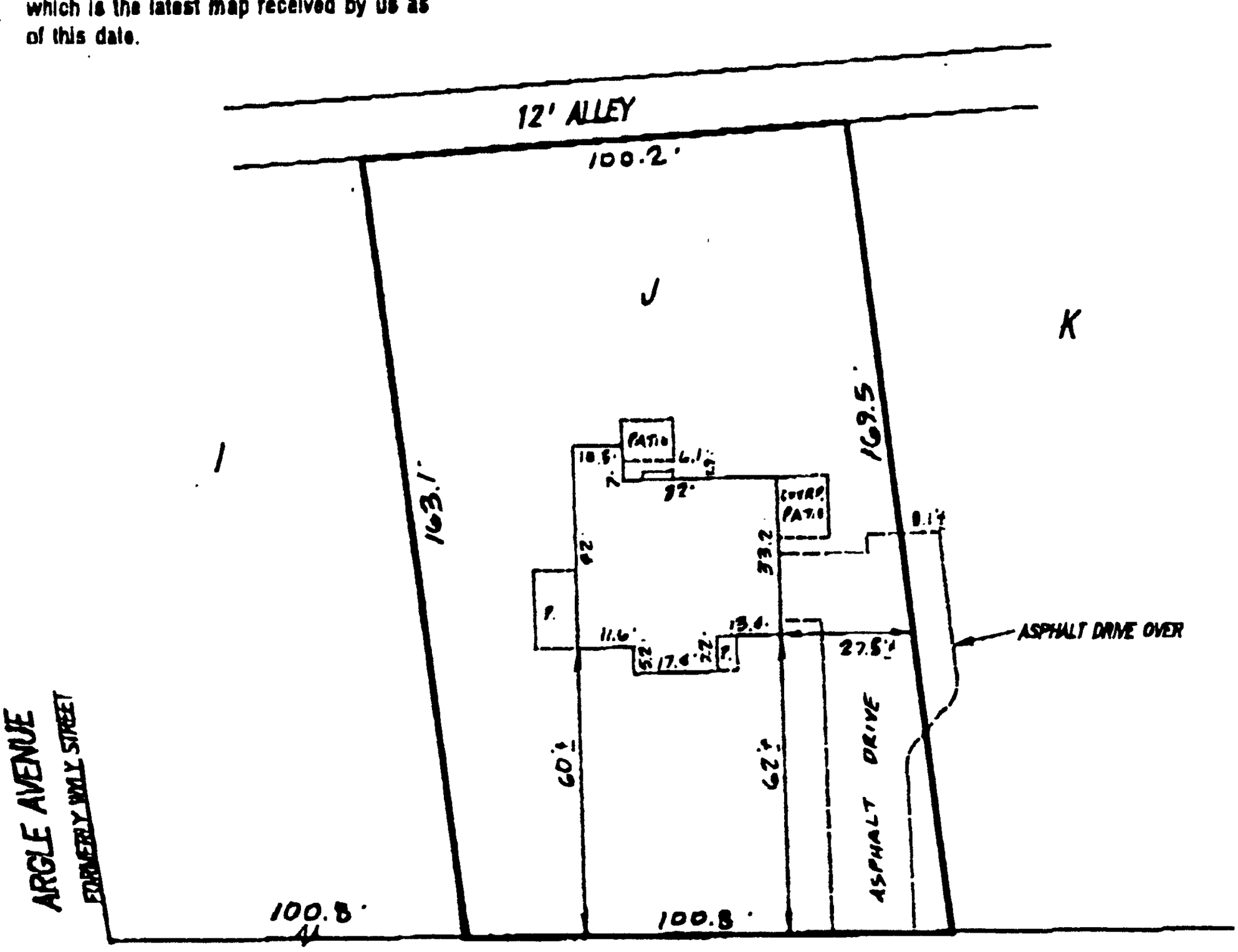
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

RECORDED 1999 MAY 24 AM 9:00

Exhibit "A"

BOOK 11484 PG. 133

NOTE: This entire parcel is located in an area designated as "zone 'C'" on NFIP Community No. 470040, Panel No. 0177 B, Dated: 4-15-82, which is the latest map received by us as of this date.



EAST PALESTINE AVENUE

OR BOULEVARD

MORTGAGE LOAN INSPECTION

OWNER: MARILYN BARCLAY

SCALE: 1" = 40'

DATE: MAY 13, 1999

PROPERTY LOCATED: 124 EAST PALESTINE AVENUE
MADISON, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT "J" ON THE MAP OF
DUE WEST MONTAGUE

RECORDED: BOOK 421 - PAGE 152 - R.O.D.C.

FILE NO. 39665

This MORTGAGE LOAN INSPECTION should not be represented to be a general property survey as defined under Rule 0820-3-.07. It is a limited nonmonumented survey done under the authority of TCA 62-18-126 for the use of the lender. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

By: _____

SIGNED: JOHN KOHL & COMPANY, P.C.

©1999 John Kohl & Co., P.C.

LESLIE FLOWERS
TENNESSEE No. 1855

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

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 11484 PG. 134

0588532

IDENTIF. & REFERENCE

99 MAY 19 AM 8:39

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

TAX	$1000.00
[illegible] TA	259.70
PRFEE	1.00
MISC	10.00
CFEE	2.00
TOTAL	314.70
CHECK	314.70

[illegible] 1001 7697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462312