File Box 24

WARRANTY DEED

DIXIE SEAGRAVES ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,900.00

Lillie Lyons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May 19 99

Dixie Seagraves
Notary Public

MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lillie Lyons (NAME)	First City Financial Corp. (NAME)	MAP 83-6
109 Chapel Avenue (ADDRESS)	5445 DTC Parkway, #100 (ADDRESS)	PARCEL 264
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Englewood, CO 80111 (CITY) (STATE) (ZIP)	27W 03960

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, Kenneth Martin Meale and wife, Bonnie Meale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lillie Lyons, unmarried

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 southerly part of Lot 33 and the northerly part of Lot 34 on the plan of Olivia W. Sharpe's Addition To Nashville as of record in Book 332, Page 17, Register's Office, Davidson County, Tennessee and further described as follows:

BEGINNING on the westerly margin of Chapel Avenue at a point 176 feet, more or less, south of the southerly margin of Franklin Avenue formerly Estella Avenue; thence with the westerly margin of Chapel Avenue, southwardly 66 feet to a point; thence westwardly 211 feet, more or less, to the easterly margin of an alley; thence with said alley, northwardly 60.58 feet to a point; thence eastwardly 194 feet to the point of beginning.

Being the same property conveyed to Kenneth Martin Meale by deed from Lori Ayers and husband, Jerry L. Ayers, Jr. and Michael Propes and wife, Sharon Propes of record in Book 11373, Page 782, Register's Office, Davidson County, Tennessee. Bonnie Meale herein joins to convey any and all rights and interests she may have, if any.

This is the same description as in previous deed of record.

unimproved ( )
This is improved (X) property, known as 109 Chapel Avenue, Nashville, TN 37206
(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 18th day of May, 19 99

Kenneth Martin Meale

Bonnie Meale

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth Martin Meale and wife, Bonnie Meale 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 the 18th day of May, 1999.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 1-26-2002

NOTARY PUBLIC AT LARGE DIXIE SEAGRAVES DAVIDSON COUNTY, TENN.

0589201

IDENTIFICATION REFERENCE

99 MAY 20 AM 11:09

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

REC'D 05/20 0101 02EHLOK 225.13

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11487 PG. 7

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

0589201

IDENTIFICATION REFERENCE

99 MAY 20 AM 11:09

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]	$4900.00
CO. TX	314.13
PRFEE	1.00
MFEE	5.00
CFEE	2.00
TOTAL	325.13
CHECK	325.13

05/20/99 01 11:12 0001 3413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463022