FILE BOX 45

# WARRANTY DEED

BOOK 11498 PG. 347

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 61,500.00

Affiant

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

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gerald A. Melet, Sr. | Tucker Federal Bank, d/b/a | MAP 119-6 |
| (NAME) | (NAME) | |
| 53 Jay Street | P. O. Box 211788 | PARCEL 221 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Augusta, GA 30917-1788 | |
| (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, Lonnie Guy Farmer and wife, Nettie H. Farmer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald A. Melet, Sr., 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 Lot No. 106, on the Map of Sterling Heights, Section 3, of record in Book 1424, Page 113, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

SAID Lot No. 106 fronts 63 feet on the south side of Jay Street and runs back 194.43 feet on the easterly line and 194.3 feet on the westerly line, to a dead line in the rear, measuring 63 feet thereon.

BEING the same property conveyed to Lonnie Guy Farmer and wife, Nettie H. Farmer by deed from James E. Barnhill and wife, Nettie H. Farmer, of record in Book 9503, Page 359, Register's Office for said County.

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

99 MAY 27 PM 4:24
RECEIVED FOR RECORD AND DULY RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
RECORDING REFERENCE
05923369

unimproved ( )
This is improved ( X ) property, known as 53 Jay Street, Nashville, TN 37211
(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 26th day of May, 19 99

Lonnie Guy Farmer

Nettie H. Farmer

FILE BOX 45

BOOK 11498 PG. 348

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 Lonnie Guy Farmer and wife, Nettie H. Farmer

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 26th day of May, 1999.

Commission expires March 24, 2001

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

777 05/27 01:01 03CHECK 238-56

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11468 PG. 349

| | | |
|---|---|---|
| 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 |

0592369

INSTRUMENT # REFERENCE

99 MAY 27 PM 4:24

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 61500.00 |
| CON TX | 227.56 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 238.56 |
| CHECK | 238.56 |

05/27/99 01 16:27 0001 1777

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1466347