BOOK 11530 PG. 429

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #99-6-22-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: 5/28/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN WESTERLUND (NAME)	"NEW OWNERS" (NAME)	MAP 106-07
315 Pond Drive (ADDRESS)	(ADDRESS)	PARCEL 042
Gallatin, TN 37066 (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, MELANIE M. HIRT AND HUSBAND, DOUG HIRT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN WESTERLUND AND WIFE, KATHY WESTERLUND

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 Lot No. 8 on the Map of R. B. Sneed, unrecorded, and also being part of Lots Nos. 6, 7 & 8 on the Plan of Albert Buchanan Land, as of record in Book 843, Page 51, and is described as fronting 76.6 feet on the 25 foot lane bordering said property on the North and extending back between lines 196.6 feet on the East and 183.3 feet on the West to a dead line and measuring 102.35 feet on said dead line, said Lot No. 8 is more particularly described as follows:

BEGINNING at a point in the southerly margin of the 25 foot lane bordering said property on the North at the northwest corner of Lot No. 7 as shown on said R. B. Sneed Map; thence, along the southerly margin of said 25 foot lane North 88 1/4 degrees West 76.6 feet to a point; thence, South 17 degrees West 183.3 feet to a point, being the same point as the northwest corner of Lot No. 4 as shown on said R. B. Sneed Map; thence, South 79 3/4 degrees East 102.35 feet to a point; thence, North 10 degrees East 196.6 feet to the point of BEGINNING.

BEING the same property conveyed to Melanie M. Hirt, by Deed from Annie B. Davis, of record in Book 8907, Page 901, Register's Office for Davidson County, Tennessee.

Legal Continued on Page 2

unimproved ( )
This is improved (X) property, known as 625 Keeling Avenue, Nashville, TN 37210
(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 15th day of June 1999

Melanie M. Hirt
MELANIE M. HIRT

Doug Hirt
DOUG HIRT

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 MELANIE M. HIRT AND HUSBAND, DOUG HIRT

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 Brentwood, Tennessee, this 15th day of June 1999.

Commission expires 5/28/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

PETER WEISS NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

Before me, Notary Public within and for the State and County aforesaid, personally appeared 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

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THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Doug Hirt, spouse of the above named Melanie M. Hirt, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

99 JUN 16 PM 12:57
REGISTER
DAVIDSON COUNTY, TN.
177.50 CK#3640 06/16/99 0101 02CHECK
060050501

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11530 PG. 431

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

0600501

IDENTIFICATION REFERENCE

99 JUN 16 PM 12:57

REGISTER
DAVIDSON COUNTY, TN.

CAMT	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	177.50
CHECK	177.50

06/16/99 01 13:00 0001 0498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479097