FILE BOX 45

WARRANTY DEED

BOOK 11537 PAGE 780

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 99

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

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
Jacquelyn JoAnn Clark	Owner	MAP 72-4
(NAME)	(NAME)	
1425 Janie Avenue		PARCEL 286
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 J. Meadows, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacquelyn JoAnn Clark, 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. 26, Block D, on the plan of Country Club Estates, of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot 26 fronts 100 feet on the northeasterly side of Janie Avenue and runs back between lines 175 feet to a dead line.

BEING the same property conveyed to Melanie J. Meadows, individual, by deed from Robert Paul Angello, of record in Book 10660, Page 291, Register's Office for said County.

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

99 JUN 22 AM 10:50

0602608

REFERENCE

unimproved ( )
This is improved (X) property, known as 1425 Janie Avenue, Nashville, TN 37216
(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 my hand this 21st day of June, 19 99

Melanie J. Meadows

Melanie J. Meadows

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11537 PAGE 781

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie J. Meadows

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of June 19 99.

Commission expires March 24, 2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, 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_____.

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

Notary Public

06/29/01 01:02 02CHECK 288.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11537 PAGE 782

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

0602608

INSTRUMENT # REFERENCE

99 JUN 22 AM 10:50

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	288.50
CHECK	288.50

06/22/99 01 10:55 0001 2742

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1481289