RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP37931) FILE BOX "7"

BOOK 11556 PAGE 254

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 1999

Notary Public

MY COMMISSION EXPIRES: 8/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Maraniss	Allied Mortgage Capital Corporation	83-6-148
209 Scott Avenue	1810 Edgehill Ave	27W 4745
Nashville, TN 37206	Nashville, TN 37212	

My Commission Expires Aug 28, 2002

FOR AND IN 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,

564.15

JOHN B. CLANCY, UNMARRIED

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

ANDREW MARANISS AND HEATHER ROMINE, HUSBAND AND WIFE

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. 18 and the southerly 15.0 feet of Lot No. 17 on the Map of Beaumont Place of record in Book 332, Page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 and part of Lot No. 17 front together 65.0 feet on the westerly side of Scott Avenue and run back 179 feet 6 inches on the southerly line and 183.0 feet, more or less, on the northerly line to an alley and measure 65 feet 2 inches thereon.

Being the same property conveyed to John B. Clancy, unmarried, by Warranty Deed from Howard Neal and wife, Myra Neal of record in Book 10012, Page 199, Register's Office for Davidson County, Tennessee.

99 JUL -2 PM 2:43
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0607305

Unimproved ( )
This is improved (X) property known as 209 SCOTT AVENUE, NASHVILLE, TN 37206
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 this 29th day of June, 1999

John B Clancy By Verchal Mellard AIF
JOHN B. CLANCY BY VERCHAL MELLARD, ATTY. IN FACT.

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

_____

the bargainors 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 day of June 1999.

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

On this the 28th day of June, 1999, before me personally appeared Verchal Mellard to me known to be the person who executed the foregoing instrument in behalf of John B. Clancy as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said John B. Clancy.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of June, 1999.

My commission expires: 9/28/2002 _____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

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0607305

IDENTIFICATION REFERENCE

99 JUL -2 PM 2:43

REGISTER
DAVIDSON CO. TN.

	CAMT
	149500.00
CON TX	553.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	564.15
CHECK	564.15

07/02/99 01 14:45 0001 7770

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486187