WARRANTY DEED

CARRIE A. CAMPION NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
GREATER, FOR THIS TRANSFER IS $ 42,500.00

Nancy M Langhans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
2nd DAY OF July, 19 99

Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

Mail
THIS INSTRUMENT WAS PREPARED BY
Fred T. Bell, Attorney, 1410 Kensington Sq. Ct., Ste.104, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nancy M. Langhans	Nancy M. Langhans @	105-7-300
(NAME)	(NAME)	
604 Moore Avenue	2228 South Berry Chapel Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Franklin, TN 37069	
(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, Melvin J. McCormack, unmarried

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

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 all of Lot No. 18 on the plan of the subdivision of the Moore Tract, of record in Plat Book 137, Page 91, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Melvin J. McCormack, unmarried by deed of record in Book 10393, Page 192, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 604 Moore Avenue, Nashville, Tennessee 37203
(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 2nd day of July, 19 99

Melvin J McCormack

Melvin J. McCormack

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at office in Murfreesboro, Tennessee, this 2nd day of July, 99.

Commission expires August 20, 2000

NOTARY PUBLIC AT LARGE COUNTY, TENN.

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

06 10789

RECEIVED FOR REFERENCE

JUL 13 AM 8:22

REGISTER
RUTHERFORD COUNTY, TN.

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

BOOK 11569 PAGE 683

06010789

99 JUL 13 AM 8:22

MRT	40500.00
ST TX	157.25
RCPTE	1.00
MBEEP	8.00
CFEE	2.00
TOTAL	168.25
CHECK	168.25

07/13/99 08:24 0301 1542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1489888