BOOK 11631 PAGE 578

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38195) FILE BOX 7

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF AUGUST, 1999 Notary Public MY COMMISSION EXPIRES 5-7-02

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 #
Richard Mainegra 220 Wheeler Avenue Nashville, TN 37211	SunTrust Mortgage Inc. P. O. Box 100100 Atlanta, GA 30348	133-6-149

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,

Belinda B. Seusy and husband Paul Seusy

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

Richard Mainegra, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Part of Lot 38 Hinchey Petway Property of record in Book 8250, Page 100, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to William J. Ryan, Jr., and wife, Belinda B. Ryan by warranty deed from Robert Eric Jones, unmarried of record in Book 8663, Page 568, said Register's Office. The said William J. Ryan, Jr, having since conveyed his interest to Belinda B. Ryan, by quitclaim deed of record in Book 10637, Page 831, said Register's Office.

Belinda B. Ryan having since married Paul Seusy and now known as Belinda B. Seusy. Paul Seusy joins in this conveyance to convey any right, title and interest to the property by virtue of marriage to Belinda B. Ryan.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Unimproved ( )
This is improved (x) property, known as 220 Wheeler Avenue, Nashville, TN 37211
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 _19th day of __August____, 1999

Belinda B. Seusy

Paul Seusy

9900 08/24 0101 03CHECK 325.50

99 AUG 24 AM 9:55

REGISTER
DAVIDSON COUNTY, TN.

06277776

RECEIVED FOR REFERENCE

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 Belinda B. Seusy and husband Paul Seusy
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 19th day of August, 1999.

Commission Expires: 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____
as _____ Attorney in Fact, and acknowledged the_____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____ day of _____, 19_____.

My commission expires:_____ _____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11631 PAGE 580

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

0627776

IDENTIFICATION REFERENCE

99 AUG 24 AM 9:55

REGISTER
COUNTY, TN.

CAMT	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	325.50
CHECK	325.50

08/24/99 01 09:55 0001 9800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505799