#52

BOOK 11660 PAGE 503

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 209,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th DAY OF September 19 99

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES AT LARGE
(AFFIX SEAL)

WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 2000 Glen Echo Road, Suite 106, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Melneck	First City Financial Corp.	83-5-409
(NAME)	(NAME)	
1422 Stratton Avenue	5445 DTC Parkway #100	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Englewood, CO 80111	
(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, John W. Anglea, Jr. and James Aaron Mitchell, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Melneck and wife, Patricia B. Melneck

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. 7 on the plan of C. F. Ordway's Home Place, of record in Book 57, Page 88, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John W. Anglea, Jr. and James Aaron Mitchell by quitclaim deed from John W. Anglea, Jr. of record in Book 7914, page 830, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

99 SEP 14 AM 9:14

RECEIVED FOR RECORD
WILLIAMSON COUNTY, TN.

06354458

This is unimproved ( ) improved (X) property, known as 1422 Stratton Avenue, Nashville, Tennessee 37206
(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 10th day of September 19 99

John W. Anglea, Jr.

James Aaron Mitchell

09/14/99 0101 03CHECK 786.15

(1)

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 John W. Anglea, Jr. and James Aaron Mitchell, both unmarried

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 Nashville, Tennessee, this 20th day of September, 19 99.

Commission expires 2/13/02

NOTARY PUBLIC AT LARGE — BRAD LEHMAN — WILLIAMSON 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

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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0635458

REFERENCE

99 SEP 14 AM 9:14

REGISTER
COUNTY, TN.

CAMT	
	209500.00
CON TX	775.15
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	786.15
CHECK	786.15

09/14/99 01 09:17 0001 B031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1516012