RECORD AND RETURN TO:
NASHVILLE ESCROW COMPANY
2209 CRESTMOOR ROAD, SUITE 220
NASHVILLE, TN 37215
(99-868)

56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

NASHVILLE ESCROW CO.
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

BOOK 11762 PAGE 95

THIS INDENTURE, made and entered into as of the 18TH day of NOVEMBER, **1999** by and between

DANIEL MENDOZA and JILL MENDOZA, HUSBAND AND WIFE

hereinafter referred to as Grantor, and

CLAUDE WARREN THOMPSON, UNMARRIED

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE FINAL PLAT OF A RESUBDIVISION OF LOTS 195, 220, 221 ON THE NORTH PART OF NOEL'S SUBDIVISION OF WATKINS GROVE, OF RECORD IN PLAT BOOK 9700, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DANIEL MENDOZA AND WIFE, JILL MENDOZA BY DEED DATED 11/20/96 FROM R. HILTON WICKHAM, MARRIED, OF RECORD IN BOOK 10287, PAGE 973 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. A RE-RECORD OF BOOK 10275, PAGE 917.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

STATE TAX 11/30/99 0101 03CHECK 2005.30

06623333
RECEIVED FOR REFERENCE
NOV 30 PM 2:48
REGISTER
DAVIDSON COUNTY, TN.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____ /s/ Daniel Mendoza
DANIEL MENDOZA

_____ /s/ Jill Mendoza
JILL MENDOZA

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **DANIEL MENDOZA and JILL MENDOZA, HUSBAND AND WIFE**, the within named 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, at office, This 18TH day of NOVEMBER, **1999**.

TRACY A. HOBBY NOTARY PUBLIC AT LARGE ... TY, TENNESSEE

My Commission Expires 9/16/2001

/s/ Tracy A. Hobby
Notary Public

Commission Expiration: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$539,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

/s/ Claude Ware Thompson
Affiant

Subscribed and sworn to before me this 18TH day of NOVEMBER, **1999**.

TRACY A. HOBBY NOTARY PUBLIC AT LARGE ... TY, TENNESSEE

My Commission Expires 9/16/2001

/s/ Tracy A. Hobby
Notary Public

Commission Expiration: _____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	LOVELL & MALONE, INC. 2209 CRESTMOOR RD., SUITE 330 NASHVILLE, TN. 37215	3437 BENHAM AVENUE NASHVILLE, TN 37215 MAP PARCEL NUMBER 117-11-0-092.00

WD-NEW.DOC
File No. 99-868

NASHVILLE ESCROW CO.
Title Co. T.G. No.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11762 PAGE 97

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

99 NOV 30 PM 2:48

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0662333

INSTR. # REFERENCE

CAMT	539000.00
CON TX	1594.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	2005.30
CHECK	2005.30

11/30/99 01 14:48 0001 6604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544218