WARRANTY DEED



Instr:200001110003885 Page: 1 OF 2
REC'D FOR REC 01/11/2000 11:48:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $425.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF December, 1999.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 2
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory M. Jarrett (NAME)	GMAC Mortgage Corporation (NAME)	092-05-0-172.00
3401 Clare Avenue (ADDRESS)	100 Whitmer Road (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Horsham, PA 19044 (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, Verna J. Wylie and Jennie W. Lemons and Thelma Baxter, all married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory M. Jarrett and wife, Margaret V. Jarrett

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. 141 of College Hill Section 5, recorded in Plan Book 2900, Page 42, Register's Office for Davidson, Tennessee.

Being the same property conveyed to Pearlie M. Gasaway and Sadie C. Gasaway by deed from Calvin M. McKissack of record in Book 2600, Page 129, Register's Office for Davidson County, Tennessee, the said Sadie C. Gassaway and Pearlie M. Gasaway having since died, the Will of Pearlie M. Gasaway of record in Will Book 228, Page 81, Davidson County Probate Court Clerk's Office devised the subject property to Verna J. Wylie, Jeannie W. ~~Lemons~~ Lemons and Thelma Baxter.

This is not the principal residence of the grantors.

unimproved ( )
This is improved (X) property, known as 3401 Clare Avenue, Nashville, TN 37209
(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 hands this 29th day of December, 1999

Verna J. Wylie by Jennie W. Lemons — Thelma Baxter

Verna J. Wylie — Thelma Baxter

Jennie W. Lemons

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 XXXXXXXXXXXXXX and Jennie W. Lemons and Thelma Baxter

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 29th day of December, 1999.

Commission expires

Notary Public

My Commission Expires MAY 28, 2003

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 , .

My commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Jennie W. Lemons, , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the "Attorney in Fact" of Vernon Wylie and is authorized by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of December, 1999.

Notary Public

My Commission Expires MAY 28, 2003

My Commission Expires: