40-A

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP)38631 ~~FILE BOX~~ "7"

Instr:200002010010592 Page: 1 OF 2
REC'D FOR REC 02/01/2000 4:04:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $284.90

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **77,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
31 DAY OF JANUARY, 2000.

Notary Public

MY COMMISSION EXPIRES: 7/26/2003

**THIS INSTRUMENT WAS PREPARED BY**
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203**

My Commission Expires July 26, 2003

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL # |
|---|---|---|
| Ernesto A. Melgar<br>4733 Colemont Place<br>Antioch, TN 37013 | CTX Mortgage Company<br>P.O. Box 199000<br>Dallas, TX 75219 | Map 148-14<br>Parcel 195 |

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, CARA M. SHARPTON and husband,** RALPH C. SHARPTON

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernesto A. Melgar and wife, Dora D. Melgar

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. 41 on the Plan of Haywood Forest Section 3 of record in Plat book 5200, Page 245, Register's Office for said County, to which reference is made for a more complete description.**

**BEING the same property conveyed to Cara M. Sharpton, unmarried, by deed from Cynthia Jane Jones F/K/A Cynthia Jane Hertzka, of record in Book 10228, Page 408, Register's Office for Davidson County, Tennessee.**

Unimproved ( )
This is improved ( X) property, known as **4733 Colemont Place, Antioch, Tennessee 37013**
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 31st DAY OF JANUARY, 2000.**

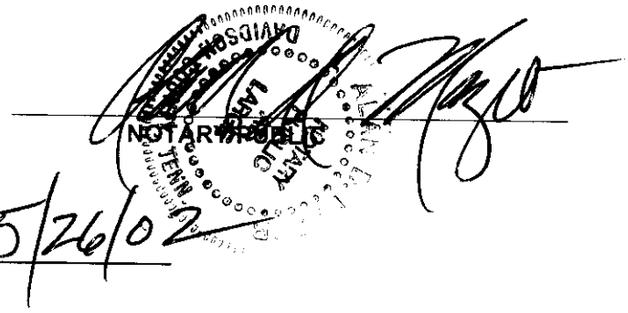
Cara M. Sharpton Ralph C. Sharpton

**CARA M. SHARPTON**

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 CARA M. SHARPTON and husband, RALPH*SHARPTON, 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. *C.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31 day of January, 2000.




My Commission Expires: 5/26/02