Instr:200003070023046 Page: 1 OF 2
REC'D FOR REC 03/07/2000 10:14:10AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

WARRANTY DEED

H-FAL-00-0224

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00 2/25/2000

Affiant

Subscribed and sworn to before me this 25th DAY OF February, 2000.

Notary Public

MY COMMISSION EXPIRES: 2/13/2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian T. Bequette	Option One Mortgage	133-02-64
238 Thuss Avenue (ADDRESS)	(NAME) 6600 Peachtree Dunwoody Rd (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Atlanta Ga. 30328 Ste 450 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MELINDA WEST, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRIAN T. BEQUETTE, hereinafter called the Grantees, their heirs and assigns, that 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. 20, on the Map of Woodbine Sales Corporation Plan of Lots, called Pleasant View, of record in Plat Book 1130, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Melinda West by Quitclaim Deed from David P. West of record in Book 11537, page 478, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 238 Thuss Avenue, Nashville, Tennessee 37211
(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 my/our hand(s) this 25th day of February, 2000.

Melinda West by Sheila Robinson Morris Attorney-in-Fact
Melinda West

STATE OF Tennessee
COUNTY OF Davidson

By: Sheila Robinson Morris, Attorney in fact
Personally appeared before me, , a Notary Public in and for said County and State, the within named Melinda West , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 2000.

My Commission Expires:
2/13/2003

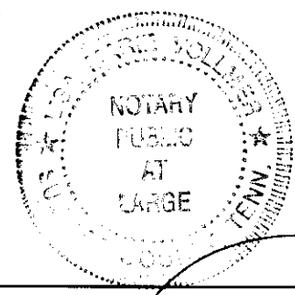
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared and

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 _____.



Witness my hand and official seal at office at _____ on this the 25th day of February, 2000.

My Commission Expires 2/23/2003

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138