STATE OF TENNESSEE

COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

28th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES 11/10/02

Instr:200003150026678 Page: 1 OF 2
REC'D FOR REC 03/15/2000 1:52:13PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $384.80

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Margaret Galiffa-Flomerfelt and Art Galiffa (NAME)	First Trust Mortgage Company (NAME)	Map 73-1-148
2111 Avalon Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 17257 (STREET ADDRESS)	
Nashville, Tennessee 37216 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38187-0257 (CITY)(STATE) (ZIP)	

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, **A. Verchal Mellard and wife, Sharon H. Mellard**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Galiffa-Flomerfelt, Married and Art Galiffa, Married, as tenants in common**, 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. 23, on the Map of Highland View Subdivision, as shown on plat of record in Book 1424, Page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 23 fronts 85 feet on the northeasterly side of Avalon Drive and runs back between lines 158.8 feet on the northerly line and 136.2 feet on the southerly line, to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to A. Verchal Mellard and wife, Sharon H. Mellard, by Deed of Record in Book 11661, Page 875, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The above legal description is the same as that contained in the previous deed of record.

BK ~~The signature of Sharon H. Mellard is signed by his/her duly appointed attorney-in-fact A. Verchal Mellard , pursuant to the Power~~ of Attorney recorded simultaneously herewith.

unimproved ( )

This is improved (XX) property, known as 2111 Avalon Drive, Nashville, TN 37216.

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. 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.

Witness my/our hand(s) this 28th day of February, 2000.

A. Verchal Mellard

Sharon H. Mellard

~~By: A. Verchal Mellard, Atty-in-Fact~~

STATE OF TENNESSEE

COUNTY OF Davidson }

& wife Sharon H. Mellard

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named A. Verchal Mellard, 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, this 28th day of February, 2000.

Commission expires 11/11/00

Notary Public

BRIAN L. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____ , _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2000.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named A. Verchal Mellard , attorney-in-fact for Sharon H. Mellard , with whom I am personally acquainted, and who acknowledged that A. Verchal Mellard executed the within instrument for the purposes therein contained, and who further acknowledged that A. Verchal Mellard is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2000.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282