WARRANTY DEED

Instr:200004040033574 Page: 1 OF 2
REC'D FOR REC 04/04/2000 11:14:35AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $388.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Barbara R. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF March 2000

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: May 27, 2003
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
BARBARA R. WILLIAMS	SOURCE ONE MORTGAGE SERVICES	148-13-22
(NAME)	(NAME)	
324 MELPAR DRIVE	27555 FARMINGTON ROAD	05DU-45434
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211-5406	FARMINGTON HILLS, MI 48334-3314	
(CITY) (STATE) (ZIP)	(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, DONALD W. COMSTOCK AND JAMES E. JOSE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA R. WILLIAMS, AN UNMARRIED WOMAN

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:

TRACT 1:

LAND in DAVIDSON County, Tennessee, being Lot No. 394, on the Plan of FAIRLANE PARK, SECTION III, of record in Book 2331, pages 145 and 146, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT II:

LAND in DAVIDSON County, Tennessee, being part of Tract "F", on the Plan of FAIRLANE PARK, SECTION III, of record in Book 2331, pages 145 and 146, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to DONALD W. COMSTOCK AND JAMES E. JOSE, by deed from Arnold M. Weiss, as Substitute Trustee, of record in Book 11600, page 107, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2598, page 491, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of JAMES E. JOSE, by DONALD W. COMSTOCK, as his Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated March 28, 2000, made by:

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 324 MELPAR DRIVE, NASHVILLE, TN 37211-5406
(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 hand s this 31st day of March, 2000

DONALD W. COMSTOCK
JAMES E. JOSE
By:
DONALD W. COMSTOCK, ATTORNEY-IN-FACT

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 DONALD W. COMSTOCK

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of March, 2000.

Commission expires May 27, 2001

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

SOURCE OF DESCRIPTION: Survey dated March 28, 2000, made by:
LESLIE FLOWERS, License No. 1659
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

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 DONALD W. COMSTOCK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of JAMES E. JOSE, as his Attorney-in-Fact, as the free act and deed of the within named JAMES E. JOSE.

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

NOTARY PUBLIC I. DYKE TATUM

MY COMMISSION EXPIRES: 05/27/2001