prepared by

RETURN TO:
TRANSCONTINENTAL TITLE CO.
LAKEVIEW RIDGE II
2630 ELM HILL PIKE, SUITE 100
NASHVILLE TN 37214

T01I15306

STATE OF TENNESSEE
COUNTY OF Davidson The actual consideration or value whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2000.

NOTARY PUBLIC AT LARGE
JAMI M. CRAWLEY
WILSON COUNTY, TENNESSEE
My Commission Expires June 18, 2002

My commission expires:

Notary Public

WARRANTY DEED

Instr:200007070067498 Page: 1 OF 2
REC'D FOR REC 07/07/2000 1:10:00PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $351.50

Address of New Owner & Send Tax Bills to:	Prepared By: Robbie L. McLean, 5342 Western Ave., Knoxville, TN 37921
1711 WOODLAND STREET, NASHVILLE, TN 37206	Return To: TransContinental Title Company, 2630 Elm Hill Pike, Ste. 100, Nashville, TN 37214

map & parcel no. 083-10-0/304.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

ELIZABETH ROSANNE DIMEOLA, A SINGLE WOMAN

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

MELISSA RYBERG, A MARRIED WOMAN

hereinafter called the Grantee, his heirs and assigns, a certain tract of land in DAVIDSON County, Tennessee, described as follows:

BEING LOT NO. 52 ON THE PLAN OF LOCKLAND, THE CHADWELL HOME PLACE, AS OF RECORD IN BOOK 57, PAGE 135, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 52 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WOODLAND, FORMERLY PLUM STREET, AND RUNS BACK BETWEEN PARALLEL LINES 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO PASQUALE DIMEOLA AND WIFE, ELIZABETH ROSANNE DIMEOLA BY WARRENTY DEED RECORDED APRIL 6, 1981 IN BOOK 5729, PAGE 533, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND BEING FURTHER CONVEYED TO ELIZABETH ROSANNE DIMEOLA BY QUIT CLAIM DEED FROM PASQUALE DIMEOLA DATED SEPTEMBER 9, 1996 AND RECORDED IN BOOK 10218, PAGE 848, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 1711 WOODLAND STREET, NASHVILLE, TN 37206

This conveyance is made subject to:

1. 20__ taxes, which have been prorated and assumed by Grantee.

2. Restrictive covenants contained in instrument of record in Book _____, page _____, Register's Office for said County.

3. Matters shown on the Plan of record in Plat Book ____, page ____, Register's Office for said County.

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 numbers shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27 day of June, 2000.

Elizabeth Rosanne Dimeola

State of Tennessee
County of Davidson

On this 27 day of June, 2000, before me personally appeared Elizabeth Rosanne Dimeola to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal,
My Commission expires:

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE
My Commission Expires
June 18, 2002

Notary Public

WARRANTY DEED

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.