BOX 15

Davidson County DEEDWARR
Recvd: 03/01/01 16:04 2pgs
Fees:11.00 Taxes:477.30

20010301-0019406

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39661** FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 129,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **26TH DAY OF FEBRUARY, 2001.**

Notary Public

MY COMMISSION EXPIRES: 4/22/2004

LARYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
ANDREW WALEN and wife, **JENNIFER WALEN** **8005 Sawyer Brown Road** **Nashville, Tennessee 37221**	**THE BANK OF NASHVILLE** **401 Church Street** **Nashville, TN 37219**	**128-14-95** **9D 6306**

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, KEITH L. MELTON and wife, MARY L. MELTON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW WALEN and wife, JENNIFER WALEN**

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. 3 on the plan of Section 1, Stacy Square, of record in Book 3842, Page 134, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 78.00 feet on the northerly margin of Sawyer Brown Road and extends back 124.0 feet on the easterly line and 134.9 feet on the westerly line to a dead line in the rear, measuring 78.76 feet thereon.

BEING the same property conveyed to Keith L. Melton and wife, Mary L. Melton by deed from Michael Albert George and wife, Jean Ann George of record in Book 10160, page 486, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **8005 Sawyer Brown Road, Nashville, Tennessee 37221**
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 26TH DAY OF FEBRUARY, 2001.

KEITH L. MELTON **MARY L. MELTON**

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 KEITH L. MELTON and wife, MARY L. MELTON, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26TH day of February, 2001.

NOTARY PUBLIC

My Commission Expires: 5/26/02