WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/01 12:40 2pgs
Fees:11.00 Taxes:236.80

20010323-0028206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 2001

Notary Public

MY COMMISSION EXPIRES: Exp.05/27/2001
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Denny Jackson (NAME)	ABN AMRO Mortgage Group, Inc. (NAME)	MAP 91-09
515 Nall Avenue (ADDRESS)	P.O. Box 37068 (ADDRESS)	PARCEL 280
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Irvine, CA 92619-7068 (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, Vivian Melton (fka Vivian S. Murrell)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Denny Jackson and wife, Lydia Jackson

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. 4-A on the Plan of Zone Lot Division, Lots 4 and 5, Nall Heights, of record in Plat Book 5190, page 548, amended in Book 5200, page 733, said Register's Office to which plan reference is hereby made for a more complete description.

Said Lot No. 4-A fronts 25.43 feet on the westerly margin of Nall Avenue and extends back 119.87 feet on the northerly line and 119.87 feet on the southerly line to a dead line in the rear, measuring 24.93 feet thereon.

BEING the same property conveyed to Vivian S. Murrell, unmarried by deed from Mark V. Blair and wife, Sharon Lynn Blair of record in Book 7509, page 765, Register's Office for Davidson County, Tennessee. The said Vivian S. Murrell has since married and is now known as Vivian Melton.

Charles Steven Melton joins in signing this Warranty Deed to convey any and all marital rights he may have in subject property.

This conveyance is subject to (a) 2001 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5190, page 548, amended in Book 5200, page 733, said Register's Office; and (c) restrictive covenants of record in Book 5200, page 733, said Register's Office.

unimproved ( )
This is improved (X) property, known as 515 Nall Avenue, Nashville, Tennessee 37209
(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 hand this 19th day of March, 2001

Vivian Melton

Vivian Melton

Charles Steven Melton

Charles Steven 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 Vivian Melton and Charles Steven Melton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of March, 2001.

Commission expires _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON [redacted] TENNESSEE Exp.05/27/2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who 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 _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

_____
Notary Public