Davidson County DEEDWARR
Recvd: 02/19/02 15:07 2pgs
Fees:13.00 Taxes:629.00

20020219-0021090

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$170000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30th DAY OF January, 2002.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 11-26-2005
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fausto G. & Martha P. Molina 1140 Pierce Rd. Madison, TN 37115	New Owner	Map 72.13 Parcel 390

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,

Margaret Meacham, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Fausto G. Molina and wife, Martha P. Molina

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:

BEING THE SOUTHERLY 95 FEET OF LOTS NOS. 1 AND 2 ON THE MAP OF CHESTERFIELD PLACE, AS OF RECORD IN BOOK 332, PAGE 147, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF LOTS NOS. 1 AND 2 FRONT 95 FEET ON THE EASTERLY SIDE OF THE GALLATIN PIKE, AS WIDENED, AND RUN BACK BETWEEN LINES 145 FEET, MORE OR LESS, ON THIS NORTHERLY LINE AND 179 FEET ON THE SOUTHERLY LINE TO THE WESTERLY LINE OF LOT NO. 3 ON WHICH THEY MEASURE 95 FEET.

BEING THE SAME PROPERTY CONVEYED TO HALE L. MEACHAM AND WIFE, MARGARET MEACHAM, BY INSTALLMENT DEED FROM BESSIE HIETT, DATED DECEMBER 30, 1969, OF RECORD IN BOOK 4388, PAGE 990, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY NOW VESTS IN MARGARET MEACHAM BY QUITCLAIM DEED FROM HALE L. MEACHAM DATED JULY 3, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20010703-0070666, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 332, Page 147, Register's Office for Davidson County, Tennessee.
3) Mortgage Loan inspection by Volunteer Surveying dated February 6, 2002 shows a wall encroachment onto adjoining land.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2410 & 2412 Gallatin Avenue, Nashville, TN 37206
(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(s) this 30th day of January, 2002.

Margaret Meacham

Margaret Meacham

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Margaret Meacham, married, with whom I am personally acquainted, (or who 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, at office, this 30th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076