Realty 484

Prepared by:
Realty Title & Escrow Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Affiant

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN. MY COMMISSION EXPIRES MAY 30TH 2004

Subscribed and sworn to before me, this 26th day of April, 2002.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
John C. Belitz	Bank of America, N.A.	135-14-0-C
648 Ransom Village Way	2059 Northlake Parkway	034.00CO
Antioch TN 37013	Tucker, GA 30084	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Menees, Jr., and wife, Amanda Hanley Menees, and John Menees, Sr., married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John C. Belitz and wife, Emily F. Belitz, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County being Lot No. 34 on the Plan of Ransom Village of record in Book 7900, Pages 833 and 834, Register's Office for said County, to which reference is made for a more complete legal description.
>
> Being the same property conveyed to John Menees, Jr., unmarried and John Menees, Sr., married and Amanda Hanley, unmarried by deed from Patrick S. Dines, unmarried, dated February 23, 1999, recorded in Book 11356, Page 516, Register's Office for said County.
>
> Subject property has never been the usual residence of John Menees, Sr.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 648 Ransom Village Way, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 05/06/02 09:57 2pgs
Fees:13.00 Taxes:425.50
20020506-0055052

WITNESS my hand this 26th day of April, 2002.

John Menees, Jr.

Amanda Hanley Menees

John Menees, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John Menees, Jr. and Amanda Hanley Menees and John Menees, Sr., with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26th day of April, 2002.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

