Davidson County DEEDWARR
Recvd: 02/24/05 14:53 2 pgs
Fees:13.00 Taxes:388.50

20050224-0020682

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF Feb, 2005.

NOTARY PUBLIC

My Commission expires: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 2525 West End Ave., Ste. 940, Nashville, TN 37203

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Linda Brylowski Marie R. Wilson	SAME	Map 42-9
(NAME) 819 Tuckahoe Drive	(NAME)	
(ADDRESS) Madison, TN 37115	(ADDRESS)	Parcel 128
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Charles S. Melton, married

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Linda F. Brylowski, unmarried & Marie R. Wilson, unmarried as TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 82, as shown on the map entitled Kemper Heights, Section II, of record in Plat Book 2331, page(s) 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles S. Melton by deed from Ricky Wayne Holder and wife, Cheryl Lamberth Holder of record in Book 10005, page 185, dated March 29, 1996, said Register's Office .

Vivian S. Melton, wife of Charles S. Melton, will join in this conveyance to convey any and all interest that she may have in the above mentioned property now and hereafter.

This conveyance is subject to any and all existing easements and restrictions of record.

Taxes for the year 2005 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 819 Tuckahoe Drive, Madison, TN 37115

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 18th day of Feburary, 2005.

Charles S. Melton

Charles S. Melton

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Vivian S. Melton

Vivian S. Melton

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles S. Melton and wife, Vivian S. Melton**, the bargainors, with whom I am personally acquainted (or proved to me in 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 office this 18th day of Feburary, 2005.

My Commission expires:
4-16-08

Charlotte A. Bethel

Notary Public

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.