BOOK 10795 PG 588

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 190,000.00

Michael J. Gunnerson
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 12th day of February 1998

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL J. GUNNERSON 905 Deer Pointe Court Nashville, Tennessee 37221	FIRST TRUST MORTGAGE COMPANY 6525 Quail Hollow Suite 300 Memphis, Tennessee 38120	MAP 155-10-A PARCEL 113

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY THOUSAND AND NO/100------ (S 190,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, RACHEL ANNE SEIFERT, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MICHAEL J. GUNNERSON, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 112 on the Final Plat Revised, Section 1-A of McCrory Trace Estates, as of record in Book 7900, page 695, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Rachel Anne Seifert, an unmarried woman, by deed from Construction Associates, Inc., an Alabama corporation, of record in Book 9672, page 478, Register's Office for Davidson County, Tennessee.

98 FEB 17 AM 9:42 REGISTER DAVIDSON COUNTY, TN.

0400993 IDENTIF. & REFERENCE

This is improved property known as 905 Deer Pointe Court, 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 GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of McCrory Trace Estates, Sec 1-A of record in Book 7900, page 695, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 12th day of February, 19 98.

Rachel Anne Seifert

RACHEL ANNE SEIFERT

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 RACHEL ANNE SEIFERT, UNMARRIED, 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 this 12th day of February, 1998.

Mitchell A Watts

My Commission Expires: September 29, 2001 — Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____ — Notary Public

3744 02/17 0101 03CHECK 712.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 190000.00
CON TX 703.00
PRFEE 1.00
WDEED 8.00
TOTAL 712.00
CHECK 712.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0400993
IDENTIF. ↑ REFERENCE

98 FEB 17 AM 9:42

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1254255