This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10981 PG 990

60

LD 1ST

ADDRESS NEW OWNER:
Charles H. Mullin
2506 Barton Ave.
Nashville, Tennessee 37212

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
FT Mortgage Companies d/b/a Sunbelt National Mtg.
10741 King William Drive
Dallas, TX 75220

MAP **140-11**
GROUP
PARCEL **154**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Kevin C. Karrels, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Charles H. Mullin and wife, Kimberly D. Mullin**, 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. 41 on the Plan of Bransford Realty Co.'s Subdivision of the Edgar Jones Homeplace, of record in Book 421, page 7, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kevin C. Karrels, unmarried by deed from Margaret Whitfield and husband, James E. Whitfield of record in Book 10519, page 227, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 2506 Barton Ave., Nashville, Tennessee 37212.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 15th day of June, 1998.

Kevin C. Karrels

0452084
IDENTIF. ↑ REFERENCE

98 JUN 18 AM 9:54
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 1098 PG 991

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kevin C. Karrels, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of June, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $294,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

2451 06/18 0101 03CHECK 1098.65

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10981 PG 992

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 294500.00
CON TX 1089.65
PRFEE 1.00
MDEED 8.00
TOTAL 1098.65
CHECK 1098.65

06/18/98 01 09:53 0001 2451

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452084
IDENTIF. # REFERENCE

98 JUN 18 AM 9:54

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

No. 1308297