BOOK 10982 PG 358

98-6-30-Q

File Box 19B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERICH MAHNKE	SOUTHTRUST MORTGAGE CORPORATION	MAP 084-10
(NAME)	(NAME)	
2225 Maplecrest Drive	210 Wildwood Parkway	PARCEL 029
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, DOROTHY G. BOUNDS AND LUCILLE VICKERS SMOTHERMAN as Co-Trustees of the Dorothy G. Bounds Living Trust HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERICH MAHNKE AND WIFE, SHANNON LOVE MAHNKE

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 46 on the Plan of Maplecrest, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Christopher J. Miller and wife, Dorothy G. Miller, by Deed from R.W. Cravens Company, Inc., of record in Book 2707, Page 95, Register's Office for Davidson County, Tennessee. The said parties having since divorced and property was divested out of Christopher John Miller and vested in Dorothy Gamble Miller by Final Decree of record in Book 5008, Page 650, said Register's Office. Dorothy Gamble Miller is now known as Dorothy G. Bounds. The said property was further conveyed to Dorothy G. Bounds and Lucille Vickers Smotherman, Co-Trustees of the Dorothy G. Bounds Living Trust by Quitclaim Deed of record in Book 10317, Page 295, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 2225 Maplecrest Drive, Nashville, TN 37214
(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 our hand s this 15th day of June 1998

Dorothy G. Bounds, Trustee of the Dorothy G. Bounds Living Trust

Lucille Vickers Smotherman, Trustee of the Dorothy G. Bounds Living Trust

Dorothy G. Bounds, Beneficiary of the Dorothy G. Bounds Living Trust

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 DOROTHY G. BOUNDS AS TRUSTEE AND BENEFICIARY OF THE DOROTHY G. BOUNDS LIVING TRUST, 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 at Brentwood, Tennessee, this 15th day of June, 1998.

My Commission Expires: 7/24/99

Notary Public

PETER W. WEISS 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 LUCILLE VICKERS SMOTHERMAN AS TRUSTEE OF THE DOROTHY G. BOUNDS LIVING TRUST, 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 at Brentwood, Tennessee, this 15th day of June, 1998.

My Commission Expires: 7/24/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

0452186
IDENTIF. & REFERENCE

98 JUN 18 AM 11:41
FELIX Z. MARSHALL REGISTER
DAVIDSON COUNTY, TN.

2566 06/18 0101 03CHECK 349.40

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10982 PG 360

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 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 8.00
TOTAL 349.40
CHECK 349.40

06/18/98 01 11:41 0001 2566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452186
IDENTIF. # REFERENCE

98 JUN 18 AM 11:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1308406