PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (cmw) Title No: 39916
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laurence J. Zwiebel Aileen McAinsh 2512 Sunset Place Nashville, TN 37212	SunTrust Mortgage, Inc. P.O. Box 100100 Atlanta, GA 30348

TAX MAP-PARCEL NUMBERS: 104-15-78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 199000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew W. Harper and spouse, Brooke M. Harper,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laurence J. Zwiebel and spouse, Aileen McAinsh,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the easterly half of Lot No. 32 on the Map of Sunset Park Subdivision, as of record in Book 332, Page 132, Register's Office for said County, and together with as an appurtenance thereto, an easement for joint driveway purposes as granted by an instrument of record in Book 2860, Page 114, said Register's Office.

SAID easterly half of Lot No. 32 fronts 50 feet on the northely side of Sunset Place, formerly Turner Avenue, or "B" Street, and runs back between parallel lines 160.5 feet to a dead line.

BEING the same property conveyed to Matthew W. Harper and spouse, Brooke M. Harper by deed from Steven P. Johnson and spouse, Sheri L. Johnson of record in Book 10392, Page 559, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332, Page 132, said Register's Office. Mortgage Loan Inspection by John Kohl & Co., P.C., dated June 5, 1998, which discloses that the neighbor's garage encroaches onto said property and that the fence encroaches onto the adjoining lot; An easement for Joint Driveway purposes running along the front 90 feet of the westerly line of said property, as granted by an instrument of record in Book 2860, Page 114, said Register's Office; Subject to a Joint Maintenance Agreement for Joint Driveway purposes of record in Book 10392, Page 556, said Register's Office.

This is improved property, known as: 2512 Sunset Place, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 1998.

Matthew W. Harper

Brooke M. Harper

State of Tennessee
County of Davidson

On this 29th day of June, 1998, before me the undersigned authority, personally appeared **Matthew W. Harper** and **Brooke M. Harper**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 199000.00

Affiant

Sworn and subscribed before me on the 29th day of June, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

7648 06/30 0101 03CHECK 745.3

98 JUN 30 PM 12:51

ELIA[illegible] REGISTER
DAVIDSON COUNTY, TN.

0456929

IDENTIF. & REFERENCE

Wldoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 10998 PAGE 704

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
199000.00
CON TX 736.30
PRFEE 1.00
MTGFEE 8.00
TOTAL 745.30
CHECK 745.30
06/30/98 01 12:51 0001 7648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456929
IDENTIF. ↑ REFERENCE

98 JUN 30 PM 12:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1313439