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MORROW.WD.LD.MH

BOOK 11006 PAGE 313

This instrument was prepared by
Michael E. Spitzer, Attorney at Law
102 North Court Street, P. O. Box 789
Hohenwald, Tennessee 38462

Preparer is not closing agent pursuant to Section 6045 of Internal Revenue Code as amended by the Tax Reform Act of 1986.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, WE, JASON D. SAIN AND DAN SAIN AND WIFE, LAURIE SAIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, have this day bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto MIRANDA MORROW, in fee simple forever, all the right, title, claim and interest we have in and unto the following-described real property situated in Davidson County, Tennessee, and more particularly described as follows:

A certain condominium apartment, filed No. K-10 on the plan of Hobbs House Apartments, of record in Book 4595, page 74, amended in Book 5200, page 54, both in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property that was conveyed to JASON D. SAIN AND DAN SAIN AND WIFE, LAURIE SAIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed of record in Book 10243, page 85, Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record in Deed Book 10243 at page 85, Register's Office for Davidson County, Tennessee.

This property is known as Map 0131-02-0-A, Parcel 071.00.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said MIRANDA MORROW, her heirs and assigns, in fee simple forever.

WE, JASON D. SAIN AND DAN SAIN AND WIFE, LAURIE SAIN, DO COVENANT with the said MIRANDA MORROW, her heirs and assigns, that we are lawfully seized and possessed of the realty in fee simple; that the same is unencumbered, and we have a good and perfect right to convey the same.

98 JUL -6 AM 9:59

DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0458687

WE, JASON D. SAIN AND DAN SAIN AND WIFE, LAURIE SAIN, DO FURTHER COVENANT and bind ourselves, our legal and personal representatives, to forever warrant and defend the title to the above-described property unto the said MIRANDA MORROW, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands on this the 2nd day of July, 1998.

JASON D. SAIN

DAN SAIN

LAURIE SAIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Eric J. York, (Notary Public)
a Notary Public in and for the state and county aforesaid, the within-named JASON D. SAIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 2nd day of July, 1998.

ERIC J. YORK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires: My Commission Expires MAR. 23, 2002

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STATE OF TENNESSEE
COUNTY OF Cannon

Personally appeared before me, Leola C. Sain, (Notary Public)
a Notary Public in and for the state and county aforesaid, the within-named DAN SAIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Cannon, Tennessee, on this the 25 day of June, 1998.

Leola C. Sain
NOTARY PUBLIC

My commission expires: 3-26-2000

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LEOLA C. SAIN NOTARY PUBLIC AT LARGE CANNON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Cannon

Personally appeared before me, Leola C. Sain (Notary Public), a Notary Public in and for the state and county aforesaid, the within-named LAURIE SAIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing and within instrument for the purposes therein expressed and contained.

Witness my hand and official seal at Cannon, Tennessee, on this the 26 day of June, 1998.

Leola C. Sain
NOTARY PUBLIC

LEOLA C. SAIN NOTARY PUBLIC AT LARGE CANNON CO. TENN.

My commission expires: 3-26-2000

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I or we hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Charles C. Hixson
AFFIANT

ERIC J. YORK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me on this 2nd day of July, 1998.

NOTARY PUBLIC / REGISTER

My commission expires: My Commission Expires Mar 23, 2002.

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PERSON(S) OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

MIRANDA MORROW
P.O. BOX 100
HOHENWALD, TN 38462

NAME AND ADDRESS OF PROPERTY OWNER(S): Same as above

9505 07/06 0101 03CHECK 237.00

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	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	237.00
CHECK	237.00

07/06/98 01 09:59 0001 9505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458687
IDENTIF. ↑ REFERENCE

98 JUL -6 AM 9:59
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1315266