Box 17

BOOK 11030 PAGE 488

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Susan A. Engel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF July 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Susan A. Engel (NAME) | GMAC Mortgage Corporation (NAME) | MAP 147-14 |
| 575 Valleywood Drive (ADDRESS) | 100 Witmer Road (ADDRESS) | PARCEL 76 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Horsham, PA 19044 (CITY) (STATE) (ZIP) | 6DU67515 |

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, Cathy Decamp Rook Sanders and husband, Larry S. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan A. Engel and husband, John B. Engel

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:

Being Lot No. 287 on the Plan of Whispering Hills, Section II-B, as of record in Book 2331, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 287 fronts 201.4 feet on the southwesterly side of Valleywood Drive and runs back 154.8 feet on the northwesterly line and 154.4 feet on the southeasterly line to a dead line in the rear, which is a broken line, on which it measures 184.2 feet.

Being the same property conveyed to Bonner Len Rook and wife, Cathy Decamp Rook by deed from Joseph M. Capley and wife, Deborah A. Capley of record in Book 4732, page 380, Register's Office for Davidson County, TN. The said Bonner Len Rook having died in 1990 and the property vested in Cathy Decamp Rook by estate by the entireties. The said Cathy Decamp Rook having since married and now being Cathy Decamp Rook Sanders. Larry S. Sanders joins in this conveyance to convey any interest he may have as the husband of Cathy Decamp Rook Sanders.

Subject to restrictions of record in Book 2604, page 1, said Register's Office.

This conveyance is subject to any and all existing easements of record.

CONTINUED

This is unimproved ( ) improved (X) property, known as 575 Valleywood Drive, Nashville, TN 37211
(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 21st day of July 19 98

Cathy Decamp Rook Sanders
Cathy Decamp Rook Sanders

Larry S. Sanders
Larry S. Sanders

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 Cathy Decamp Rook Sanders and husband, Larry S. Sanders

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 21st day of July 19 98.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1998 are prorated and assumed by the Grantees herein.

The legal description is the same as the previous deed of record.



0465386
IDENTIF. & REFERENCE

98 JUL 22 PM 12:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6683 07/22 01:01 03CHECK 379.15

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 11030 PAGE 490

| | | |
|---|---|---|
| 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 99500.00
CON TX 368.15
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 379.15
CHECK 379.15

07/22/98 01 12:56 0001 6683

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0465386
IDENTIF. ↑ REFERENCE

98 JUL 22 PM 12:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1322346