Box 35

35

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD LLP
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 11040 PAGE 955

WARRANTY DEED

Name and Address of New Owner:
Michael H. Deal
Nancy Rae Deal

Send Tax Bills To:
SunTrust Mortgage, Inc.
P. O. Box 100100
Atlanta, GA 30348

Street Address of Subject Propert	**Map-Parcel No:**
5508 Cottonport Drive **Brentwood, TN 37027**	**171-08-A-29.00**

FOR AND IN CONSIDERATION 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, **RICHARD W. SEBASTIAN AND WIFE, LYNDA D. SEBASTIAN "GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL H. DEAL AND WIFE, NANCY RAE DEAL "GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO.

The conveyance of the above described parcel of land is subject to the following:

1. All matters shown on the recorded plan of record in Book 6900, pages 529 and 530, Register's Office for Davidson County, Tennessee.
2. 1998 taxes, which have been prorated and assumed by Grantees.
3. Restrictions of record in Book 7430, page 784, as amended in Book 7565, page 57 and Book 7824, page 254; Book 7637, page 925, as amended in Book 8313, page 932, Office for Davidson County, Tennessee

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 GRANTORS do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, theirs heirs and assigns 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 hands this 24th day of July, 1998.

Richard W. Sebastian

Lynda D. Sebastian

STATE TENNESSEE]
COUNTY OF DAVIDSON]

Before me. the undersigned, a Notary Public in and for the State and County aforesaid, personally apppeared Richard W. Sebastian and wife, Lynda D. Sebastian, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 24th day of July, 1998.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public
My commission expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $209,500.00.

Affiant

Subscribed and sworn to before me,

this the 24 day of July, 1998.

Notary Public

My commission expires:

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN

My Commission Expires SEPT. 8, 2001

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Cottonport Plantation, Phase I, as of record in Book 6900, pages 529 and 530, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard W. Sebastian and wife, Lynda D. Sebastian, by deed from John C. Barrett and wife, Ruth M. Barrett, as of record in Book 8928, page 900, Register's Office for Davidson County, Tennessee.

0468248
IDENTIF. & REFERENCE

98 JUL 29 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7753 07/29 0101 03CHECK 790.15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11040 PAGE 958

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
209500.00
CON TX 775.15
PRFEE 1.00
WDEED 8.00
ERR CO
WDEED 8.00-
WDEED 12.00
CFEE 2.00
~~TOTAL 790.15~~
CHECK 790.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/29/98 01 14:44 0001 9753

0468248
IDENTIF. ↑ REFERENCE

98 JUL 29 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1325379