PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 11047 PAGE 143

W & I Ref: (ljh/sk) Title No: 39908
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Judy G. Ozbolt Samuel R. Kaplan 6368 Chickering Circle Nashville, TN 37215	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358
TAX MAP-PARCEL NUMBERS: 157-34	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 398000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. Wendell Sanders and spouse, Elizabeth Jarnagin Sanders,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Judy G. Ozbolt and spouse, Samuel R. Kaplan,** 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 Lot No. 13 on the Plan of Iroquois Meadows of record in Plat Book 5050, Page 86, Register's Office for said County.

SAID Lot No. 13 fronts 175.5 feet on the westerly margin of Chickering Court and extends back 230.01 feet on the southerly line and 230.0 feet on the northerly line to a dead line in the rear, measuring 173.0 feet thereon.

BEING the same property conveyed to W. Wendell Sanders and wife, Elizabeth Jarnagin Sanders by deed from Armond A. Morales and wife, Bonnie Rae Morales of record in Book 6701, page 25, 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; The Plan, with Owner's Certificate, of record in Plat Book 5050, Page 86, said Register's Office, which Plan shows a 75 foot minimum building setback line from Chickering Circle and 20 foot easement for public utility and drainage purposes along the rear line(s) of said lot. Said plan shows a designated building site and areas labeled 1 and 2 for sewage soil absorption systems.; Restrictive covenants of record in Book 5196, Page 265, said Register's Office. Mortgage Loan Inspection by John Kohl & Co., P.C., dated July 10, 1998, which discloses that the concrete drive and kennel encroach the public utility and drainage easement.

This is improved property, known as: 6368 Chickering Circle, Nashville, TN 37215

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.

BOOK 11047 PAGE 144

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 31st day of July, 1998.

W. Wendell Sanders **Elizabeth Jarnagin Sanders**

State of Tennessee
County of Davidson

On this 31st day of July, 1998, before me the undersigned authority, personally appeared **W. Wendell Sanders** and **Elizabeth Jarnagin Sanders**, 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. 5-28-200

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: $ 398000.00

Affiant

Sworn and subscribed before me on the 31st day of July, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP 5-28-200

98 AUG -3 PM 12:18

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

1419 08/03 0101 OXCHECK 1483-4

0469807

IDENTIFICATION REFERENCE

Widoc: Deed Wty—12/92

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

RECEIVED OF _____

FOR _____

BOOK 11047 PAGE 145

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 398000.00
CON TX 1472.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1483.60
CHECK 1483.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/03/98 01 12:20 0001 1419

0469807
IDENTIF. & REFERENCE
98 AUG -3 PM 12:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1327025