# WARRANTY DEED

J. S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Judy S. Wells, Attorney, 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sandy Hosein (NAME) | Pioneer Mortgage, LLC (NAME) | 134-01-47.00 |
| 616 Vinson Drive (ADDRESS) | 144 Southeast Parkway, Suite 200 (ADDRESS) | 2DA-46345 |
| Nashville, TN 37217 (CITY) (STATE) (ZIP) | Franklin, TN 37064 (CITY) (STATE) (ZIP) | |

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, William D. Karnes, Jr. and wife, Jeneva T. Karnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandy Hosein and wife, Mohannee Hosein

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:

Land in Davidson County, TN, BEING Lot No. 61 on the Plan of Section 1, Curreywood Acres of record in Plat Book 2133, pages 109 and 110, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to William D. Karnes, Jr. and wife, Jeneva T. Karnes, by deed from Harry K. Bonfield and wife, Euline Hortense Bonfield, of record in Book 7072, page 690, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 2294, page 506; Plan of record in Plat Book 2133, pages 109 and 110; all in the Register's Office for Davidson County, TN.

3B&J 08/19 0101 03CHECK 310.70

unimproved ( )
This is improved ( X ) property, known as 616 Vinson Drive, Nashville, TN 37217
(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 14th day of August, 19 98

William D. Karnes, Jr.

Jeneva T. Karnes

MAIL ENV.

98 AUG 19 AM 8:53
FELIX Z. DIXON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

04767071

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 William D. Karnes, Jr. and wife, Jeneva T. Karnes

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 Brentwood, Tennessee, this 24th day of August 19 98.

Commission expires 9/23/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires September 23, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

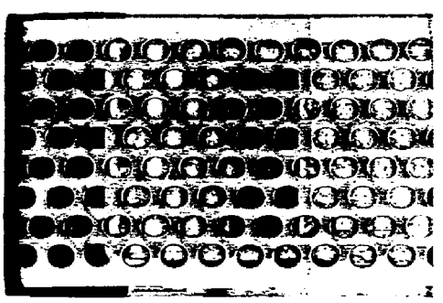
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

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



RECEIVED OF _____

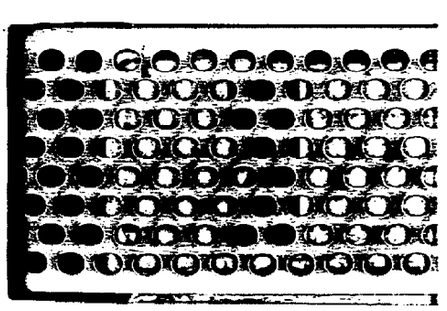
FOR _____

BOOK 11071 PAGE 735

| | | |
|---|---|---|
| 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 | 81000.00 |
| | | | CON TX | 299.70 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 310.70 |
| | | | CHECK | 310.70 |
| | | 08/19/98 | 01 | 08:53 0001 8865 |

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



0476707
IDENTIF. ↑ REFERENCE
98 AUG 19 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1334372