Name and Address New Owner:
Melissa D. Corbin
1221 McAlpine Avenue
Nashville, TN 37216

Send Tax Bills to:
Sunshine Mortgage Corporation
P O Box 9274
Marietta, GA 30065

0478564
IDENTIF. # REFERENCE

98 AUG 24 AM 10:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

Tax Map and Parcel Nos.
MAP NO. 61-6
PARCEL NO. 10

0847 08/24 0101 03CHECK 281.10

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, **I, DELMAR ANN BOYLES, UNMARRIED,** the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **MELISSA D. CORBIN,** hereinafter called the Grantee, her successors and assigns, that certain land located in **DAVIDSON** County, Tennessee and being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Chappel's Subdivision, as of record in Book 1130, Page 11, Register's Office for Davidson County, Tennessee and parts of Lots 25 and 27 on the Plan of Monte Vista of record in Book 421, Page 143, Register's Office for said County.
>
> Said lots and parts of lots front 55 feet on the northerly side of McAlpine Avenue, formerly Alpine Avenue, and run back between parallel lines 362 feet, more or less, to the south line of Kennedy Subdivision of Lot No. 3 of the Williams Land.
>
> Being the same property conveyed to Earl Boyles and Delmar Ann Boyles by deed from Mary E. Turner of record in Book 4311, Page 412, Register's Office for Davidson County, Tennessee. The said Earl Boyles having since died.

THIS IS IMPROVED PROPERTY KNOWN AS 1221 MCALPINE AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, her successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1998.

This conveyance is made subject to notes, easements, building setback lines, etc. as may be set forth on the plan of Chappel's Subdivision of record in Book 1130, Page 11, Register's Office for Davidson County, Tennessee and on the Plan of Monte Vista as of record in Book 421, Page 143, said Register's Office.

GRANTOR does further covenant and bind herself, her heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 my hand this the 20th day of August, 1998.

Delmar Ann Boyles

Delmar Ann Boyles

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Delmar Ann Boyles, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, on this the 20th day of August, 1998.

My Commission expires:
3/23/2002

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deanie L. Gregory
Notary Public

My Commission Expires MAR. 23, 2002

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $73,000.00.

Melissa A. Colvin
Affiant

Sworn to and subscribed before me this the 20th day of August, 1998.

Notary Public

My Commission expires: 9/23/2000

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 23, 2000

THIS INSTRUMENT PREPARED BY: DEANIE L. GREGORY, ATTY.
223 Madison St., S. 102
Madison, TN 37115

Mail

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

RECEIVED OF _____

FOR _____

Book 11078 Page 159-A

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 281.10
CHECK 281.10

08/24/98 01 10:26 0001 0847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04 78564
IDENTIF. & REFERENCE

98 AUG 24 AM 10:26
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1336339