Box 2

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (as) Title No: 40167
Dav. Co. File: Box 8

BOOK 11098 PAGE 948

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joe J. Powell, III Karen H. Powell 110 Postwood Place Nashville, Tennessee 37205	Sunshine Mortgage Corporation 2401 Lake Park Drive Suite 300 Smyrna, Georgia 30080

TAX MAP-PARCEL NUMBERS: 103-15-A-10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 385,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Doss and spouse, Diana J. Doss,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joe J. Powell, III and spouse, Karen H. Powell,** 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. 10 on the revised Plan of Postwood of record in Book 5200, Page 104, Register's Office for said County.

SAID Lot No. 10 fronts 60.00 feet on the southeasterly margin of Postwood Place and extends back 97.34 feet on the northeasterly line and 96.32 feet on the southwesterly line to a dead line in the rear, measuring 60.01 feet thereon.

BEING the same property conveyed to John R. Doss and wife, Diana J. Doss by deed from Terence N. Fails and wife, Katherine L. Fails of record in Book 7807, Page 693, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998 and subsequent years; The Plan of record in Book 5200, Page 104, said Register's Office, shows an owner's certificate, a 10 foot minimum building setback line from Postwood Place, together with additional setback designations and a 5 foot easement for maintenance purposes along the rear line of said lot.; The Declaration of Covenants, Conditions and Restrictions of record in Book 5116, page 225, Book 5635, page 706, Book 5794, page 68, Book 5910, Page 322, Book 8240, Page 746, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 110 Postwood Place, Nashville, Tennessee 37205

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.

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 August, 1998.

John R. Doss **Diana J. Doss**

State of Tennessee
County of Davidson

On this 31st day of August, 1998, before me the undersigned authority, personally appeared **John R. Doss** and **Diana J. Doss**, 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. 5-28-2000

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: $ 385,000.00

Affiant

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

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

98 SEP -3 PM 2:10

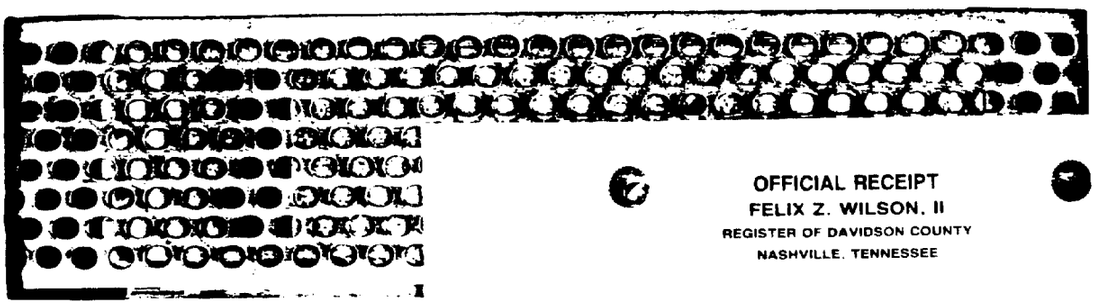
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0484138

IDENTIF. & REFERENCE

6750 09/03 0101 03CHECK 1435.50

Wldoc Deed Wty—12/92



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

RECEIVED OF _____

FOR _____

BOOK 11098 PAGE 950

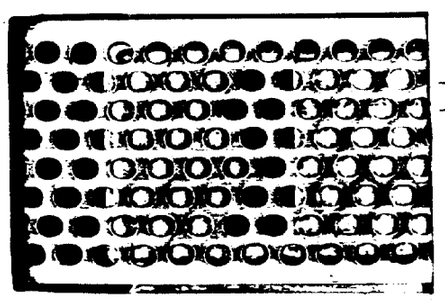
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
385000.00
CON TX 1424.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1435.50
CHECK 1435.50

09/03/98 01 14:11 0001 6750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484138
IDENTIF. ↑ REFERENCE

98 SEP -3 PM 2:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342187