Box 43

WARRANTY DEED

NOTARY PUBLIC AT LARGE SHELBY DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26 2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11099 PAGE 381

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 1998.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TAYLOR, PHILBIN, PIGUE, MARCHETTI & BENNETT, PLLC, 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kim S. Fennell	Sunshine Mortgage Corporation	104-13-76
(NAME)	(NAME)	
224 Leonard Avenue	P.O. Box 9274	26W08470
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Marietta, GA 30065	
(CITY) (STATE) (ZIP)	(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, Paul F. Vanderpool and wife, Betty H. Vanderpool, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kim S. Fennell, an unmarried person, 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, State of Tennessee, described as follows to wit:

BEING Lot No. 17 on the Myrtlewood Plat of the Bransford Realty Company's Subdivision of the S.W. Berger Property, as of record in Book 547, Page 106, Register's Office for said County.
SAID Lot No. 17 fronts 60 feet on the Easterly side of Leonard Avenue, and runs back between parallel line 213 feet 6 inches to a dead line.

BEING the same property conveyed to Paul F. Vanderpool; and wife, Betty H. Vanderpool, Trustees U/A/D by Quitclaim Deed from Paul F. Vanderpool and wife, Betty H. Vanderpool of record in Book 9766, Page 502 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ■ property, known as 224 Leonard Avenue, Nashville, TN 37205
(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 my/our hand(s) this 31st day of August, 1998.

048424
IDENTIF. + REFERENCE

98 SEP -3 PM 3:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Paul F. Vanderpool

Betty H. Vanderpool

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul F. Vanderpool and wife, Betty H. Vanderpool, the bargainors, 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 Nashville, Tennessee this 31st day of August, 1998.

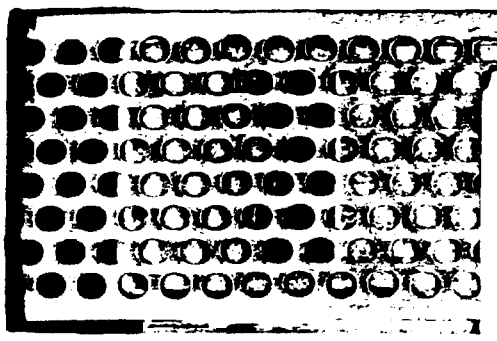
Commission expires: May 26, 2002

Shelly A. Gardner Notary Public

SHELLY A. GARDNER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26 2002

98/03 0101 03CHECK 991.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

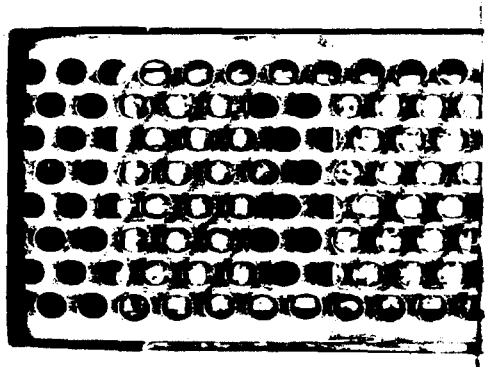
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 265000.00
CON TX 980.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 991.50
CHECK 991.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484241
IDENTIF. & REFERENCE

98 SEP -3 PM 3:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342325