BOOK 11151 PAGE 822

0498511
IDENTIF. # REFERENCE

FROM: VINCENT EDWIN DUNLAP AND
PEGGY ANN MATTHEWS

TO: CHARLES S. MCCANDLESS AND WIFE,
ZELDA C. MCCANDLESS

98 OCT -9 PM 4:29
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Charles S. McCandless and wife, Zelda C. McCandless	SAME	Map 149-8
317 KETCH COVE		Parcel 34
Hermitage, Tn. 37076		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability /Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $173,000.00.

Charles S McCandless
Affiant

Subscribed and sworn to before me, this the 2nd day of October, 1998.

Carol R. [illegible]
Notary Public

My Comm. Expires: 1/27/2001

NOTARY PUBLIC AT LARGE

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Vincent Edwin Dunlap and Peggy Ann Matthews, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Charles S. McCandless and wife, Zelda C. McCandless, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS IF COPIED HEREIN).

The property described in Exhibit A is not the usual place of residence of the Grantors.

Said property is transferred subject to the following:

1. All matters as shown on the plan of record in Book 2330, page 2, said Register's Office.

2. Easement granted to Tennessee Power Company of record in Book 437, page 22, said Register's Office.

3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 7121, page 113, said Register's Office.

This is improved property known as 2711 Anderson Road, Nashville, Tennessee 37217.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 hands this 2nd day of October, 1998.

Vincent Edwin Dunlap

Vincent Edwin Dunlap

Peggy Ann Matthews

Peggy Ann Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Vincent Edwin Dunlap and Peggy Ann Matthews, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office at Nashville, Tennessee, on this 2nd day of October, 1998.

Carol R. Russell

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 1/27/2001

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Dorhill Acres, Section I, as of record in Book 2330, page 2, Register's Office for said County.

Lot No. 6 is described as follows:

Beginning at a point on the southerly margin of Anderson Road at the northwest corner of Lot No. 7 on said plan; thence with the line between said Lots Nos. 6 and 7 southwardly 400 feet to the common corner of Lots Nos. 4, 6 and 7; thence with the line between Lots Nos. 4 and 6 northwestwardly 148.9 feet to the common corner of Lots Nos. 4, 5 and 6, thence with the line between said Lots Nos. 5 and 6, northwestwardly 271 feet to the southerly margin of said road; thence with the same, northeastwardly 166.80 feet to the beginning.

Being the same property conveyed to William D. Dunlap and wife, Marjorie Erwin Dunlap by deed from Southeastern Land Development Company, of record in Book 2736, page 57, said Register's Office. The said William D. Dunlap and wife, Marjorie Erwin Dunlap having both died. Marjorie Erwin Dunlap predeceased William D. Dunlap. Vincent Edwin Dunlap and Peggy Ann Matthews are the only heirs-at-law of William D. Dunlap.

2080 10/09 0101 03CHECK 655-10

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 173000.00
CON TX 640.10
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 655.10
CHECK 655.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/09/98 01 15:41 0001 2080

04985111
IDENTIF. ↑ REFERENCE

98 OCT -9 PM 4:29

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357326