DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner 2950-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 19 98.

Dorothy S. Potts
Notary Public

MY COMMISSION EXPIRES: 7/24/99

Dorothy S. Potts

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doli Sinaga	Sunshine Mortgage Corporation	72-8-252.00
(NAME)	(NAME)	
2224 Fernwood Drive	P.O. Box 9274	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37216	Marietta, GA 30065	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, Peggy M. Sprouse, formerly Peggy M. Durham, and husband, ~~Thomas Sprouse~~ Clyde Thomas Sprouse, Jr.
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doli Sinaga and wife, Marsinta Sinaga
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, Tennessee, being Lot No. 263 on the Plan of Dalewood, Section IV, as of record in Book 1835, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 263 fronts 81 feet on the westerly side of Fernwood Drive and runs back between lines, 159.5 feet on the northerly line and 158.2 feet on the southerly line to a dead line on which it measures 81 feet.

BEING the same property conveyed to Peggy M. Durham, by deed from Robert M. Durham, filed of record in Book 6302, page 274, Register's Office for Davidson County, Tennessee; also acquired by instrument of record in Book 4731, page 864, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 2224 Fernwood Drive, Nashville, TN 37216

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 ~~her~~ their hand____ this 2nd day of November, 19 98.

Peggy M. Sprouse
Peggy M. Sprouse

Clyde Thomas Sprouse
Clyde Thomas Sprouse, Jr.

2950-H

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STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, Dorothy S. Potts, a Notary Public in and for said County and State, the within named Peggy M. Sprouse and Clyde Thomas Sprouse, Jr. 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 Hendersonville, Tennessee, this 2nd day of November, 1998.

My commission expires 7/24/99

Dorothy S. Potts
Notary Public Dorothy S. Potts

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

05 11707
IDENTIF. ↑ REFERENCE

98 NOV 12 AM 10:

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

6106 11/12 0101 03CHECK 34

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

RECEIVED OF _____

FOR _____

BOOK 11201 PAGE 925

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 90500.00
				CON TX 334.85
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 345.85
				CHECK 345.85
			11/12/98 01	10:11 0001 6106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0511707
IDENTIF. & REFERENCE

98 NOV 12 AM 10: 11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

No. 1371216