Record and return to Box 35

WARRANTY DEED

BOOK 11215 PAGE 867

File No: 00289810

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. Phillip Shiver	Castle Mortgage Corporation	Map 155-8-A
[NAME]	[NAME]	
7120 Poplar Creek Trace	#2 Metroplex Dr. Ste. 200	Parcel 65
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37221	Birmingham, AL 35209	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Leilani S. Boulware, formerly Leilani B. Southard, and husband, Dwaine L. Anderson

have this day bargained and sold, and do hereby transfer and convey unto the said C. Phillip Shiver, unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 191,000.00

Subscribed and sworn to before me, this the 20th day of November, 19 98

C. Phillip Shiver
Affiant

My Commission Expires:
[Affix Seal]

Notary Public

unimproved ( )
This is improved (X) property known as 7120 Poplar Creek Trace, Nashville, TN 37221
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 20TH day of OCTOBER, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Leilani S. Boulware

Dwaine L. Anderson

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me _____, a Notary Public in and for said County and State Leilani S. Boulware, formerly Leilani B. Southard, and husband, Dwaine L. Anderson _____ the within named bargainor(s), 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 Williamson COUNTY, Tennessee, this 20th day of November, 19 98.

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Notary Public

Commission expires _____

STATE OF
COUNTY OF

My Commission Expires SEPT. 8, 2001

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

0194 11/23 0101 03CHECK 721.70

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 65, on the Plan of Phase 1, Poplar Creek Estates, of record in Book 6250, page 647, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Leilani B. Southard, by deed from Union Planter National Bank, of record in Book 9334, page 677, Register's Office for Davidson County, Tennessee.

0515536
IDENTIF. + REFERENCE
98 NOV 23 AM 9:44
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11215 PAGE 870

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 191000.00
CON TX 706.70
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 721.70
CHECK 721.70

11/23/98 01 09:47 0001 0194

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/5536
IDENTIF. ↑ REFERENCE

98 NOV 23 AM 9:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1375247