STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Tracy E. King
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 1998.

Megan Meagher
NOTARY PUBLIC
MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2000

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 LEBANON ROAD, HERMITAGE, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TRACY E. KING 1109 RICHARD LEE CIRCLE HERMITAGE, TN 37076	Southeastern Mortgage of Tennessee 115 29th Avenue South Nashville, TN 37212	MAP-75.12 PARCEL-42

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,

CHRISTOPHER J. DOBKINS AND WIFE, CHRISTINA D. DOBKINS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRACY E. KING, SINGLE

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 59 IN THE FINAL PLAT OF SECTION 4, MEADOWS OF TULIP GROVE, OF RECORD IN PLAN BOOK 9700, PAGE 252, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER J. DOBKINS AND WIFE, CHRISTINA D. DOBKINS BY DEED FROM TACOPA LAND, L.L.C., DATED DECEMBER 20, 1996, AND OF RECORD IN BOOK 10304, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1) 1998 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 9700, Page 252, Register's Office for Davidson County, Tennessee, including but not limited to a 20 foot minimum building setback line along the front of said lot, an easement for utilities and drainage purposes along the southwest side and rear portion of said lot, a utility anchor easement over the southerly 2 1/2' x 25' of said lot, and a 100 year flood line traverses the rear of said lot.
3) Property is subject to Restrictive Covenants contained in Book 10100, Page 337, Register's Office for Davidson County, Tennessee.
4) Any and all Restrictions, Conditions, and Easements of record.

This is improved property known as: 1109 RICHARD LEE CIRCLE, HERMITAGE, TN. 37076
(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 OUR hand(s) this 20th day of November, 1998.

Christopher J. Dobkins
CHRISTOPHER J. DOBKINS

Christina D. Dobkins
CHRISTINA D. DOBKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, CHRISTOPHER J. DOBKINS AND CHRISTINA D. DOBKINS, with whom I am personally acquainted, or whose identity was 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, at office, this 20th day of November, 1998.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

AFTER RECORDING, RETURN TO:
STATE TITLE, INC.
4334 LEBANON ROAD
HERMITAGE, TN 37076

0516823
IDENTIF. & REFERENCE

98 NOV 25 AM 8:18
[illegible] REGISTER
DAVIDSON COUNTY, TN.

1575 11/25 0101 03CHECK 360.65

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11220 PAGE 315

RECEIVED OF _____

FOR _____

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	94500.00
CON TX	349.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	360.65
CHECK	360.65

11/25/98 01 08:18 0001 1575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0516823

IDENTIF. ↑ REFERENCE

98 NOV 25 AM 8:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376617