BOOK 11221 PAGE 888

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 98

Notary Public

MY COMMISSION EXPIRES 5/2/01
(AFFIX SEAL)

NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sheila McFadden (NAME)	Southeastern Mortgage of (NAME)	MAP 98-5
5131 Hunter's Point Lane (ADDRESS)	115 29th Avenue South (ADDRESS)	PARCEL 183
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Shana R. Dwyer, unmarried

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

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:

BEING Lot No. 48B, on the plan of Zone Lot Division of Lots 23, 27, 28, and 48, Hunter's Point Subdivision, of record in Book 5200, Page 736, as amended in Book 6900, Page 366, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48B fronts 37.07 feet on the northerly margin of Hunter's Point Lane and extends back 231.99 feet on the westerly line and 216.28 feet on the easterly line to a dead line in the rear, measuring 54.92 feet thereon.

BEING the same property conveyed to Shana R. Dwyer by Quitclaim Deed from Lincoln State Savings and Loan Association, Inc., now Lincoln Federal Savings and Loan Association, of record in Book 8081, Page 246, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6279, Page 741; and Plan Book 6900, Page 366, Register's Office for said County.

1957 11/25 0101 03CHECK 286.65

unimproved ( )
This is improved (X) property, known as 5131 Hunter's Point Lane, 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 my hand this 20th day of November 19 98

Shana R. Dwyer

98 NOV 25 PM 3:22
DAVIDSON COUNTY, TN.
REGISTER

0517191

ID NUMBER & REFERENCE

FILE BOX 45

STATE OF TENNESSEE BOOK 11221 PAGE 559

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shana R. Dwyer, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 19 98.

Commission expires 3/26/01

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11221 PAGE 890

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 74500.00	
			CON TX 275.65	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 286.65	
			CHECK 286.65	
11/25/98	01		15:23 0001 1957	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0517191

IDENTIF. # REFERENCE

98 NOV 25 PM 3:23

REGISTER
DAVIDSON COUNTY, TN.

No. 1376997