Box 17

BOOK 11283 PAGE 167

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Elisabeth T. Powell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF December 19 98

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elisabeth T. Powell	PHH Mortgage Services	MAP 72-4
(NAME)	(NAME)	
1434 McAlpine Avenue	6000 Atrium Way	PARCEL 298
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Mt Laurel, NJ 08054	15DZ21305
(CITY) (STATE) (ZIP)	(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, Sharon Kay Rupnik Hawkins

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

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 the northerly 1/2 of Tract 9, Block D, on the plan of Country Club Estates, as shown on plat of record in Plat Book 843, page 95, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sharon Kay Rupnik by deed from Ora Lee Wrenn of record in Book 9491, page 914, Register's Office for Davidson County, TN. Sharon Kay Rupnik having since married and now being Sharon Kay Rupnik Hawkins. William Hawkins joins in this conveyance to convey any interest he may have as the husband of Sharon Kay Rupnik Hawkins.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1434 McAlpine Avenue, Nashville, TN 37216
(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 30th day of December, 19 98

Sharon Kay Rupnik Hawkins

William Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon Kay Rupnik Hawkins and William Hawkins

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~t~~she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of December 19 98.

Commission expires 11/24/2001

Laura A. Beasley
Notary Public

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

053303.032
IDENTIF. ↑ REFERENCE

99 JAN -5 PM 1:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

08.80 321.80 CHECK 01/05 0101 03 01/10 0810

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11283 PAGE 169

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

~~CAMT~~	~~84000.00~~
CON TX	310.80
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	321.80
CHECK	321.80

01/05/99 01 13:31 0001 8810

053303 2
IDENTIF. 1 REFERENCE

99 JAN -5 PM 1:34

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408199