BOOK 11341 PG. 315

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RECEIPT # REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 40590
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Douglas Tate Mathews Jennifer Chris-Jean Jarrett 221 Westchase Drive Nashville, TN 37205	Sunshine Mortgage Corporation P.O. Box 9274 Marietta, GA 30065

TAX MAP-PARCEL NUMBERS: 116-3-F-16

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 171,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald Munkeboe and spouse, Marleen Munkeboe,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas Tate Mathews and Jennifer Chris-Jean Jarrett, as joint tennants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 221 of Westchase, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5200, Page 578, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Ronald and Marlene Munkeboe by deed from Steve Wariner of record in Book 8890, Page 453, Register's Office for Davidson County, Tennessee. Marleen Munkeboe and Marlene Munkeboe are one in the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 578, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.; The provisions of the condominium Master Deed of record in Book Book 6097, Page 266, Book 6112, Page 677, Book 6341, Page 380, Book 6866, Page 362, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters;

This instrument is executed on behalf of Marleen Munkeboe by Ronald E. Munkeboe as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 221 Westchase Drive, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of February, 1999.

Ronald Munkeboe

Marleen Munkeboe, By: Ronald E. Munkeboe, Atty-In-Fact

State of Tennessee
County of Davidson

On this 12th day of February, 1999, before me the undersigned authority, personally appeared **Ronald Munkeboe** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 171,000.00

Affiant

Sworn and subscribed before me on the 12th day of February, 1999.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

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 **Ronald E. Munkeboe**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Marleen Munkeboe**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of February, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Ronald Munkeboe and Marleen Munkeboe

TO: Douglas Tate Mathews and Jennifer Chris-Jean Jarrett

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Ronald E. Munkeboe, Affiant

Sworn to and subscribed before me this

12th day of February, 1999.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

02/16 0101 02EHECK $129
447-70

Wldoc: PAS Exhib WD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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CAMT	171000.00
CON TX	632.70
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	647.70
CHECK	647.70

02/16/99 01 13:46 0001 6129

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IDENTIFYING REFERENCE

99 FEB 16 PM 1:48

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425386