BOOK 11345 PG. 174

SIDWELL & BARRETT, P.C.
121 1st Avenue South Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 392,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES: 1-18-99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph D. Bankemper | CENDANT MORTGAGE | Map 158 |
| (NAME) | (NAME) | |
| 1702 Old Hickory Boulevard | 6000 ATRIUM WAY | Parcel 126 |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, Tennessee 37027 | MT LAUREL, N.J. 08054 | |
| (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, Jerry Channell and wife, Susan Channell and Juliette Channell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Bankemper and wife, Marian E. Bankemper

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 a parcel of land located in the City of Forest Hills, Metropolitan Nashville - Davidson County, Tennessee, a portion of the Eleanor L. Willis property as record in Deed Book 9384, page 904, bounded on the north and east by Tract One, south by Old Hickory Boulevard, west by Hillsboro Park Subdivision, being more particularly described as follows:

Beginning at an iron rod on the northerly right of way of Old Hickory Boulevardat the southwest corner of the Willis property and the southeast corner of Lot 536 of Hillsboro Park, Section 13, as recorded in plat book 4175, page 20; thence, along the easterly line of Hillsboro Park N 02 degrees 46' E, 527 feet to an iron rod; thence, along new division lines severing the Willis property S 84 degrees 52' E, 413.32 feet to an rion rod; S 02 degrees 35' W, 527.00 feet to an iron rod on the northerly right of way of Old Hickory Boulevard; thence, along said right of way N 84 degrees 52' W, 415.00 feet to the beginning, containing 5.00 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 S. Public Square, Centerville, Tennessee, dated 1-11-95.

Being the same property conveyed to Jerry Channell and wife, Susan Channell, and Juliette Channell, unmarried, as tenants in common, by deed from Eleanor L. Willis, unmarried, of record in Book 9620, page 687, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1999 and subsequent years, and to restrictions and easements of record.

unimproved ( )
This is improved ( X ) property, known as 1702 Old Hickory Boulevard, Brentwood, Tennessee 37027
(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 15th day of February 19 99

Jerry Channell
By: Juliette Channell - Atty-in-fact Juliette Channell
Juliette Channell, Attorney-in-fact
Susan Channell
By: Juliette Channell Atty-in-fact. Susan Channell
Juliette Channell, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Juliette Channell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of February, 19 99.

Commission expires 5-28-2000

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 15th day of February, 19 99, personally appeared before me, Juliette Channell _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Jerry Channell and Susan Channell and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 15th day of February, 19 99

My commission expires _____

_____
Notary Public

MAIL ENV.

99 FEB 18 PM 3:10

REGISTER'S OFFICE
WILLIAMSON COUNTY, TN.

RECEIVED FOR REFERENCE

055049

7442 02/18 0101 03CHECK

T#61.40

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11345 PG. 176

| | | |
|---|---|---|
| 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 |

0550494

99 FEB 18 PM 3:11

CAMT
372000.00
CON TX 1450.40
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1461.40
CHECK 1461.40

02/18/99 01 15:09 0001 7442

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1426682