0559401

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

99 MAR 11 AM 8:16

REGISTER

MAIL ENV.

WARRANTY DEED

BOOK 11378 PG. 593

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
S. Christine Sunde 3152 Lake Drive Hermitage, TN 37076	Same	Map 86-14-O-B Par. 64.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6813 03/13 0101 03CHECK 492.00

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

J. Christine Sunde
Affiant

Sworn and subscribed before me, this 25th day of February, 1999.

Diane M. Bennett
Notary Public

Commission Expires: April 1, 2002

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ELAINE C. GILLIS, formerly J. ELAINE COPELAND, referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto S. CHRISTINE SUNDE, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the plan of Fleetwood, Phase One, as shown on plat of record in Plat Book 6900, pages 465 and 466, 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 J. Elaine Copeland by deed from James O. Griffin and wife, Sara S. Griffin, of record in Book 8777, page 171, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to By Laws of record in Book 7171, page 4, Register's Office for Davidson County, Tennessee, a plat of record in Book 6900, pages 465 and 466, Register's Office for Davidson County, Tennessee, a Storm Water Detention Agreement of record in Book 7107, page 408, Register's Office for Davidson County, Tennessee and restrictive covenants of record in Book 7170, page 987, Register's Office for Davidson County, Tennessee.

This is improved property known as 3152 Lake Drive, Hermitage, Tennessee 37076.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Angus Gillis, III, husband of Elaine C. Gillis, joins in this conveyance for the purpose of conveying any marital rights which he might have in said property.

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, her heirs, successors and assigns forever, and we do covenant with the said Grantee that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth, and taxes for the year 1999 which the Grantee herein assumes and agrees to pay.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of February, 1999.

Elaine C. Gillis, formerly
J. Elaine Copeland

Angus Gillis, III

STATE OF TENNESSEE)
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Elaine C. Gillis, formerly J. Elaine Copeland, 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 purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of February 1999.

Notary Public

Commission Expires:

11-25-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Angus Gillis, III, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of February 1999.

Notary Public

Commission Expires:
11-25-2000

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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IDENTIFICATION REFERENCE

99 MAR 11 AM 8:16

BOOK 11378 PG. 595

CAMT	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	492.00
CHECK	492.00

03/11/99 01 08:15 0001 6813

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435957