WARRANTY DEED

BOOK 11472 PG. 338

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
4th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 3/23/2002
(AFFIX SEAL)

ROBERT L. SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

mail

My Commission Expires MAR. 23, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Lewis Kempfer, Jr.	First Trust Mortgage Company	MAP 61
(NAME)	(NAME)	
1211 Sunnymeade Drive	6525 Quail Hollow, Ste. 300	GROUP 15
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Memphis, TN 38120	PARCEL 141.00
(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, Karlene S. Briscoe and Julia S. Garrett, aka Julie S., Kee, Devisees under the Will of Karl Shaneyfelt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis Lewis Kempfer, Jr.

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 Lot No. 80, Block "D", on the Map of the Re-Subdivision of Sunnymeade, as of record in Book 974, Page 56 and 57, of the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

BEING the same property conveyed to Karl Shaneyfelt, by Quitclaim deed from James E. Dinwiddie and wife, Ethel M. Dinwiddie, of record in book 4861, Page 487, Register's Office for Davidson County, Tennessee. The said Karl Shaneyfelt having since died and property was devised to Karlene S. Briscoe and Julia S. Garrett, (now known as Julia S. Kee) by Will of record in Will Book 150, Page 840, Probate Court of Davidson County, Tennessee.

This conveyance is made subject to all matters set forth on the Map of the Re-subdivision of Sunnymeade, as of record in Book 974, Pages 56 and 57, of the Register's Office for Davidson County, Tennessee

unimproved ( )
This is improved (X) property, known as 1211 Sunnymeade Drive, 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 our hand s this 4th day of May, 19 99

Karlene S. Briscoe

Karlene S. Briscoe, Devisee under the Will of Karl Shaneyfelt

Julia S. Garrett-Kee

Julia S. Garrett, aka Julia S. Kee, Devisee under the Will of Karl Shaneyfelt

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

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 Karlene S. Briscoe and Julia S. Garrett, aka Julie S. Kee

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 4th day of May 19 99

Commission expires 3-23-2002

Robert F. Sanders
Notary Public

BURT L. SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

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

05851148

IDENTIFICATION REFERENCE

99 MAY 11 AM 8:22

ALL TAXES PAID REGISTER
DAVIDSON COUNTY, TN.

3109 05/11 0101 0100 CHECK 10.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11472 PG. 346

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

05851148

IDENTIF. & REFERENCE

99MAY 11 AM 8:22

REGISTER
DAVIDSON COUNTY, TN.

CAPIT $1000.00
CO TX 299.70
CFEE 1.00
UNFTD 8.00
CFEE 2.00
TOTAL 310.70
CHECK 310.70

CASH 0001 4093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458746