WARRANTY DEED

BOOK 11474 PG. 228

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 13, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Mortgage Escrow Company, 3212 West End Avenue, Suite 500, Nashville, TN 37203

ADDRESS NEW OWNER S AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Ross Peters	First Republic Mortgage	MAP 104-15
(NAME)	(NAME)	
2707 Sunset Place	3212 West End Avenue, Suite 500	PARCEL 101
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215	Nashville, TN 37203	
(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, Keith Phillips and Ken Oakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Ross Peters and wife, Katherine Anne Poehling

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 part of Lot No. 17 on the Map of Sunset Park Subdivision as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING on the southerly margin of Sunset Place, formerly Turner Avenue, at a point 3.0 feet east of the corner of Lot Nos. 16 and 17; thence southwardly 160.5 feet, more or less, to the common corner of Lot Nos. 12, 13, 14 and 17; thence with the line between said Lot Nos. 12 and 17, eastwardly 70.0 feet; thence northwardly 160.5 feet, more or less, to a point in the southerly margin of Sunset Place, said point being 27.0 feet westerly from the corner of Lot Nos. 17 and 18; thence with said Sunset Place westwardly 70.0 feet to the beginning.

Being the same property conveyed to Keith Phillips and Ken Oakes by deed from Ken Oakes, unmarried and W. Keith Phillips, married of record in Book 10739, page 357, Register's Office, Davidson County, Tennessee.

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99 MAY 11 PM 3:48

RECEIVED
FOR THE
REGISTER OF DEEDS
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 2707 Sunset Place, Nashville, Tennessee 37215
(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

Keith Phillips

Ken Oakes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Phillips and Ken Oakes

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 Nashville, Tennessee, this 4th day of May, 19 99.

Commission expires October 13, 2001

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11474 PG. 230

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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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459431