BOOK 11497 PG. 836

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Alex Koellein, II (NAME)	Mortgage Portfolio Services, (NAME)	MAP 41-4
4048 Yoest Drive (ADDRESS)	5520 LBJ Freeway, Suite 200 (ADDRESS)	PARCEL 57
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Dallas, Texas 75240 (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, William W. Benz, Jr. and wife, Margaret P. Benz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Alex Koellein, II and wife, Mary Parkhurst Koellein

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 Lot No. 35 of Dalemere Subdivision, of record in Book 3300, page 6. Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the westerly margin of Yoest Drive; thence South 22° 46' 30" West along said westerly margin of Yoest Drive 160 feet to an iron pin; thence North 67° 13' 30" West 298.86 feet to an iron pin; thence North 34° 41' 30" East 163.45 feet to a concrete monument; thence South 67° 13' 30" East 265 feet to the point of beginning.

Being the same property conveyed to William W. Benz, Jr. and wife, Margaret P. Benz by deed from Rosalee Roach, Administratrix of the Estate of Malcolm L. Stephens and Conservator for the person and Estate of Annie P. Stephens, of record in Book 8209, Page 691, Register's Office for Davidson County, Tennessee.

05922149

99MAY27 PM 3:19

RECEIVED FOR REFERENCE
ELLA ... REGISTER
DAVIDSON COUNTY, TN

3657 05/27 0101 03CHECK 466.10

This is improved (X) property, known as 4048 Yoest Drive, Nashville, TN 37207 (House Number) (Street) (P.O Address) (City or Town) (Postal Zip)
unimproved ( )

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 25th day of May, 19 99

William W. Benz, Jr.

Margaret P. Benz

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 William W. Benz, Jr. and wife, Margaret P. Benz

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 Goodlettsville, Tennessee, this 25th day of May, 19 99.

Commission expires 12/18/2001

DORIS POLEY NOTARY PUBLIC SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, 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 11-2799

Notary Public

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

BOOK 11497 PG. 838

0592249

RECEIVED - REFERENCE

99 MAY 27 PM 3:19

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	123000.00
CON TX	455.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	466.10
CHECK	466.10

05/27/99 01 15:23 0001 1657

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466227