BOOK 11599 PAGE 159

99 AUG -2 PM 12:48
REGISTER
DAVIDSON COUNTY, TN.

06188813
IDENTIF. + REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (gj) Title No: 41113
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Aaron Stranahan Katherine Stranahan 1707 Gale Lane Nashville, TN 37212	Sunshine Mortgage Corporation 2401 Lake Park Drive, Suite 300 Smyrna, GA 30080

TAX MAP-PARCEL NUMBERS: 117-8-61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 169000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha M. Kendall, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aaron Stranahan and spouse, Katherine Stranahan,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee being parts of Lots 21 & 22 of the changed plan of the Subdivision of Lots 11, 12, 13, 14, & 15 in Belmont Terrace Annex No. 1 as of record in Book 547, page 99, Register's Office for Davidson County, Tennessee and an irregular shaped piece of ground in the rear of said lots which is part of the Martha N. Noel Land.

SAID property fronts 55 feet on the southwesterly margin of Gale Lane and extends back 126 feet, more or less, on the northwesterly line and 134 feet, more or less, on the southeasterly line to a dead line in the rear, measuring 55.7, more or less, thereon.

BEING the same property conveyed to Martha M. Kendall, a single person by deed from Margye Frazier and spouse, Norman Edward Solomon of record in Book 8588, page 53, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years.

0214 08/02 0101 03CHECK 640.30

This instrument is executed on behalf of Martha M. Kendall by Penelope S. TeSelle as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1707 Gale Lane, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of July, 1999.

Martha M. Kendall

Martha M. Kendall, By: Penelope S. TeSelle, Atty-In-Fact

State of Tennessee
County of Davidson

On this 30th day of July, 1999, before me the undersigned authority, personally appeared , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 169000.00

Affiant

Sworn and subscribed before me on the 30th day of July, 1999.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

Notary Public

Widoc: Deed Wty—12/92

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 **Penelope S. TeSelle**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Martha M. Kendall**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of July, 1999.

Notary Public

My Commission Expires:_____

My Commission Expires 9/16/99

EXHIBIT "A"
To
WARRANTY DEED

FROM: Martha M. Kendall

TO: Aaron Stranahan and Katherine Stranahan

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Penelope S. TeSelle, Affiant

Sworn to and subscribed before me this

30th day of July, 1999.

_____
Notary Public

My Commission Expires:_____

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11599 PAGE 162

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

06188813

IDENTIF. ← REFERENCE

99 AUG -2 PM 12:48

DAVIDSON COUNTY, TN.

CAMT	169000.00
CON TX	625.30
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	640.30
CHECK	640.30

08/02/99 01 12:53 0001 0214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498440