BOOK 11633 PAGE 409

MAIL ENV.

99 AUG 25 AM 9:41

REGISTER
DAV. TN

0628208

IDENTIFICATION REFERENCE

prepared by:

JOHN T. GWIN, ATTORNEY AT LAW
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Teresa Tromsness et vir
4729 Kalamath Drive
Old Hickory, Tennessee 37138

SEND TAX BILLS
Mortgagee

0278 08/25 0101 03CHECK 473.80

MORTGAGEE:
Mortgage Portfolio Services, Inc.
4144 N. Central Expressway, Suite 900
Dallas, Texas 75204

MAP AND PARCEL

Map	064-12
Parcel	060
FB#	4D 60854

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ***Paul D. Kenny and wife, Marylinn C. Kenny***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ***Teresa Tromsness and husband, Eric Tromsness***, 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. 359 on the Plat of Sherwood Forest, Section 4, of record in Plat Book 4460, pages 182 and 183, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of subject lot.

Being the same property conveyed to Paul D. Kenny and wife, Marylinn C. Kenny by deed dated February 23, 1989, from Sovran Mortgage Corporation, as of record in Book 7787, page 343, Register's Office for Davidson County, Tennessee.

This is improved property known as 4729 Kalamath Drive, Old Hickory

This is improved property known as 4729 Kalamath Drive, Old Hickory Tennessee 37138.

This conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection of the property would reveal.

This conveyance is further made subject to restrictive covenants of record in Book 4704 page 448; Book 6115, page 34, Register's Office for Davidson County, to which instrument(s) reference is here made for the complete terms thereof.

This conveyance is further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 4460, pages 182 and 183, said Register's Office, including a 30 foot minimum building setback line from Kalamath Drive; 2.5' X 25" anchor easement located in the southwesterly lot line; a 6" sewer line easement as depicted on said plat; and a 10 foot public utility and drainage easement on the rear of said lot. Reference is here made to the recorded Plat for a more complete depiction of the terms and details thereof.

Real property taxes for 1999 have been settled between the parties.

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 Grantors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20 day of August, 1999.

Paul D. Kenny

Marylinn C. Kenny

Paul D. Kenny ***Marylinn C. Kenny***

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***Paul D. Kenny and wife, Marylinn C. Kenny***, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 20 day of August 1999.

Rebecca M. Dunn

NOTARY PUBLIC

My Commission Expires: January 30, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is the greater, for this transfer is $ 124,000.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of August, 1999.

Sharon L. Riney

NOTARY PUBLIC
My Commission Expires: 5-28-2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11633 PAGE 412

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

0628208

IDENTIFICATION REFERENCE

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REGISTER
DAVIDSON CO. TN.

MAMT
124000.00
ERR CD
MAMT
124000.00-
CAMT
124000.00
CON TX 458.80
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 473.80
CHECK 473.80

08/25/99 01 09:41 0001 0278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508368