BOOK 11687 PAGE 298

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 1999.

Notary Public

MY COMMISSION EXPIRES: 11/13/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 340, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendell R. Pendleton	Sunshine Mortgage Corporation	Map 163
(NAME) 211 Hickory Forge Drive	(NAME) P. O. Box 9274	Group 11A
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Marietta, Georgia 30065	Parcel 12.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ANTHONY JOSEPH BURKHARDT, A SINGLE MAN, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto WENDELL R. PENDLETON, A SINGLE MAN AND WILLIAM C. WATTS, A SINGLE MAN , hereinafter called the GRANTEE(S), 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. 12 on the plan of Third Revision, Section 2, Bell Forge Village, as of record in Plan Book 6900, page 250, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Anthony Joseph Burkhardt, unmarried by Warranty Deed of record in Deed Book 11070, page 648, of the Register's Office of Davidson County, Tennessee.

Subject to Declaration of covenants, conditions and restrictions of record in Book 5925, page 825and in Book 6040, page 538; By-Laws for Bell Forge Village Homeowners Association of record in Book 6040, page 576; any and all matters as shown on plat of record in Plan Book 6900, page 250; all of the Register's Office of Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as 211 Hickory Forge Drive, Antioch, TN 37013
(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 GRANTEE(S), their heirs assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 30th day of September, 1999.

Anthony Joseph Burkhardt
Anthony Joseph Burkhardt

S MEMO
TING, TYPING OR
S DOCUMENT
WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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On this 30th day of September, 1999, personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Joseph Burkhardt, a single man, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 1999.

Connie R. Lee

Notary Public
My Commission Expires: 11/17/02

NOTARY PUBLIC AT LARGE

0642379

RECEIVED FOR REFERENCE

99 OCT -4 PM 12:45

REGISTER

333.64

10/04 0101 03CHECK

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0642379

IDENTIFICATION REFERENCE

99 OCT -4 PM 12:45

REGISTER
DAVIDSON COUNTY, TN.

CAMT	87200.00
CON TX	322.64
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	333.64
CHECK	333.64

10/04/99 01 12:48 0001 5396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1523285