FILE BOX "7" FILE NO. 20042

BOOK 7121 PAGE 481 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,562.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 19 86

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHEILA BOWEN (NAME)	SUNSHINE MORTGAGE CORPORATION (NAME)	MAP 50-10
3317 Chesapeake Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 9274 (STREET ADDRESS)	PARCEL 76
Nashville, TN. 37207 (CITY) (STATE) (P.O. ZIP)	Marietta, Georgia 30065 (CITY) (STATE) (ZIP)	12D-36159

FOR AND IN 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, LLOYD W. ROBINSON, Unmarried and GERALD D. FRIDRICH and STEVE G. FRIDRICH, Unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHEILA BOWEN,

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:

LAND in Davidson County, Tennessee, being Lot No. 58A Zone lot Division - Lot 28 Chesapeake Homes, Section One, Lots 23-27, Section Two, as of record in Book 6250, page 815, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lloyd W. Robinson, Unmarried, and Gerald D. Fridrich and Steve G. Fridrich by deed from Gerald D. Fridrich and Steve G. Fridrich, Unmarried and Barbara W. Fridrich, wife of Gerald D. Fridrich, of record in Book 6797, page 373, Register's Office for Davidson County, Tennessee. LLOYD W. ROBINSON and LLOYD W. ROBINSON, JR., being one and the same person who executed this document.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CAPITOL MORTGAGE CORPORATION, of record in Book 6797, page 376, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH SUNSHINE MORTGAGE CORPORATION.

This is unimproved ( ) improved (X) property, known as 3317 Chesapeake Circle, Nashville, Tennessee 37207
(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 12th day of December, 19 86

LLOYD W. ROBINSON, JR. GERALD D. FRIDRICH BARBARA W. FRIDRICH

STEVE G. FRIDRICH

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LLOYD W. ROBINSON, JR., Unmarried, and GERALD D. FRIDRICH and wife, BARBARA W. FRIDRICH and STEVE G. FRIDRICH, Unmarried,

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 12th day of December, 1986

Commission Expires 4/19/87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

8 8 4 4 2

IDENTIFICATION REFERENCE

JAN 29 3 30 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

[illegible]

[illegible]

[illegible]

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CV	CONVEYANCE	[illegible]		PROB	[illegible]
MO	MORTGAGE	REL	RELEASE	STATE	STATE TAX-CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MSTA	STATE TAX-MORT
TD	TRUST DEED			PROBT	PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

9456[illegible]	CAMT.
152.88	CSTAX
.50	PREC
6.00	MOD 3
CHECK	159.38
4497A01/29/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88442

IDENTIFICATION REFERENCE

JAN 29 3 30 PM '87

[illegible] RECORDER
DAVIDSON COUNTY, IN

No. 39990