THIS INSTRUMENT PREPARED BY:
David B. Lyons
St. Cloud Corner
500 Church Street
Nashville, TN 37219

WARRANTY DEED

BOOK 7352 PAGE 187

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sunshine Mortgage Corporation (NAME)	Sunshine Mortgage Corporation (NAME)	Map 50-10
P. O. Box 9274 (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 76
Marietta, GA 30065 (CITY) (STATE) (ZIP)	Same (CITY) (STATE) (ZIP)	120-36159

FOR AND IN CONSIDERATION of the sum of Fifty-seven thousand, six hundred and four ($57,604)---------- *Dollars,*

said consideration constituting the foregiveness of a deed of trust note of $53,470.65 principal amount owed by grantor and held by grantee, plus late charges, arrearages, escrow, estimated taxes and attorney's fees.

Sheila Bowen, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Sunshine Mortgage Corporation

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 58A, Zone Lot Division - of Lots 54 and 58, Chesapeake Homes, Section Three, as of record in Book 6520, page 183, 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 Sheila Bowen by Lloyd W. Robinson, unmarried, and Gerald D. Fridrich and Steve G. Fridrich, unmarried, by warranty deed, of record in Book 7121, page 481, rerecorded in book 7349, page 353, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for this transfer of this property to grantee Sunshine Mortgage Corporation is forgiveness of the note secured by a first mortgage Deed of Trust to Capitol Mortgage Corporation, of record in Book 6797, page 376, Register's Office, Davidson County, Tennessee, now with Sunshine Mortgage Corporation, plus escrow, late charges and other fees.

$504

SEP 15 9 55 AM

DAVIDSON COUNTY, TN

IDENTIFI REFEREN

9 5 1 3 6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $53,470.65

Affiant

Subscribed and sworn to before me this the 11th *day of* September 1987

My commission expires: 10-28-89 *(Affix Seal)*

Notary Public

This is improved ( ) unimproved ( ) property, known as 3317 Chesapeake Circle, Nashville, TN 37207
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 20th *day of* August, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sheila Bowen

CHECK

09/15 15:30-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Sheila Bowen

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 11th *day of* September, *19* 87.

Melba Kepley
Notary Public

Commission expires 10-28-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM
Sheila Bowen

TO
Sunshine Mortgage Corporation

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

OFFICIAL RECEIPT

FELIX Z. WILSON, II
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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			5347[illegible]	CAMT.
			149.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	156.30-
2514A09/15/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 1 3 9

IDENTIFICATION REFERENCE

SEP 15 9 55 AM '87

DAVIDSON COUNTY, TN

No. 16188