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THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 109,000.00

Affiant

Subscribed and sworn to before me, this 15th day of July 1998

Notary Public

My Commission Expires: 4-24-2001

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT A. McTAMANEY, III 2723 Linmar Avenue Nashville, Tennessee 37215	SUNSHINE MORTGAGE CORPORATION P. O. Box 9274 Marietta, Georgia 30065	MAP 104-14B PARCEL 23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINE THOUSAND AND NO/100-------- ($ 109,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, CATHERINE A. LINK, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROBERT A. McTAMANEY, III, unmarried hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 2723 on the Plan of Linmar Place III, as shown on a plan marked Exhibit "C" in Master Deed of record in Book 7887, page 558, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Catherine A. ~~Link~~ by deed from Julie F. Ballweg and husband, James M. Ballweg, of record in Book 10671, page 403, Register's Office of Davidson County, Tennessee.

0463035 IDENTIF. & REFERENCE

98 JUL 16 AM 9:58 CLERK & MASTER DAVIDSON COUNTY, TN.

4190 07/16 0101 03CHECK 414.30

This is improved property known as 2723 Linmar Avenue, Nashville, Tennessee 37215

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, his heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Linmar Place III of record in Book 7887, page 558, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of July, 19 98.

CATHERINE A. LINK

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 CATHERINE A. LINK, UNMARRIED, the 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 this 15th day of July, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My Commission Expires: _____

Notary Public

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 414.30
CHECK 414.30

07/16/98 01 10:00 0001 4190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0463035
IDENTIF. # REFERENCE

98 JUL 16 AM 9:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1319882