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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (sk) Title No: 40109
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paula Jean Burtch 810 Bellevue Rd., #224 Nashville, TN 37221	Sunshine Mortgage Company 2401 Lake Park Drive, Suite 300 Smyrna, GA 30080

TAX MAP-PARCEL NUMBERS: 42-6-A-146

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 70,700.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Regna E. Luna, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paula Jean Burtch,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 146, Building 12 and Garage 146G of Peppertree Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4675, Pages 128-130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Regna E. Luna by deed from Denise A. Sexton, an unmarried person of record in Book 10399, Page 308, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This is improved property, known as: 810 Bellevue Road, #146, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 1998.

Regna E. Luna

State of Tennessee
County of Davidson

On this 15th day of July, 1998, before me the undersigned authority, personally appeared **Regna E. Luna**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 70,700.00

Affiant

Sworn and subscribed before me on the 15th day of July, 1998.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

0463606

IDENTIFICATION REFERENCE

98 JUL 17 AM 10:39

DAVIDSON COUNTY, TN.

4787 07/17 0101 CKCHECK 272.50

Wldoc: Deed Wty—12/92

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 70700.00
CON TX 261.59
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 272.59
CHECK 272.59

07/17/98 01 10:41 0001 4797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0463606
IDENTIF. & REFERENCE
98 JUL 17 AM 10:39

No. 1320483