BOOK 11087 PAGE 436

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 425,000.00

Maurice Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF August 19 98

Carol C. Adams
Notary Public

MY COMMISSION EXPIRES: 2/9/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice Simpson (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 54-9
102 ROLLING MILL ROAD (ADDRESS)	P. O. Box 9274 (ADDRESS)	PARCEL 37
OLD HICKORY, TN 37138 (CITY) (STATE) (ZIP)	Marietta, GA 30065 (CITY) (STATE) (ZIP)	

FOR AND 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, P. Al Pecache and wife, Conchita T. Pecache

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maurice Simpson and wife, Karen Simpson

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:

BEING Lot No. 31 on the Plan of Brandywine Farms, Section 1, of record in Book 3600, page 79, Register's Office for Davidson County, Tennessee, and described as follows:

SAID Lot No. 31 fronts 135 feet on the westerly side of Rolling Mill Road and extends back 268.9 feet on the southerly line and 186.2 feet on the northerly line to a broken line in the rear, measuring a total of 230.6 feet thereon.

Being the same property conveyed to P. Al Pecache and wife, Conchita T. Pecache by Deed of record in Book 5344, page 304, Register's Office for Davidson County, Tennessee.

3694 08/28 0101 03CHECK 1583.50

MAIL ENV.

98 AUG 28 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0481220

unimproved ( )
This is improved (X) property, known as 102 Rolling Mill Road, Old Hickory, TN 37138
(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 26th day of August 19 98

P. Al Pecache

Conchita T. Pecache

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11087 PAGE 437

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named P. Al Pecache and wife, Conchita T. Pecache

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 GOODLETTSVILLE, Tennessee, this 26th day of August, 19 98.

Commission expires 9/23/00

Notary Public

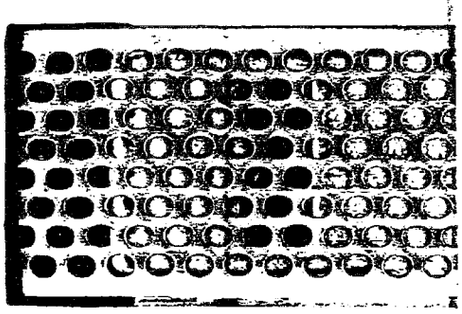
STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

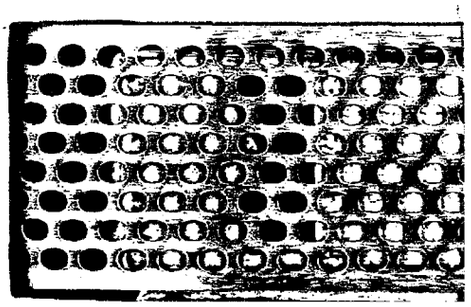
FOR _____

BOOK **11087** PAGE **438**

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	425000.00
			CON TX	1572.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	1583.50
			CHECK	1583.50
08/28/98	01		15:57 0001	3694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0481220
IDENTIF. A REFERENCE

98 AUG 28 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1339164