Bk y r

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 11099 PAGE 292
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 3/27/99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colby Montae Biggers (NAME)	Sunshine Mortgage Corporation (NAME)	Map 73-7
2436 Fairbrook Drive (ADDRESS)	2401 Lake Park Drive; Suite 300 (ADDRESS)	Parcel 153
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Smyrna, GA 30080 (CITY) (STATE) (ZIP)	03DZ50544

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, Kimberli R. Daniel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Colby Montae Biggers and wife, Kellye W. Biggers

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. 12-A on the Plan of Zone Lot Division of Lot 12, Cabin Hill, Section 1, of record in Book 5200, Page 581, amended in Book 6900, Page 707, 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 Kimberli R. ~~Daniel~~ Richardson by deed of record in Book 7592, Page 276, Register's Office for Davidson County, Tennessee. Kimberli R. Richardson is now Kimberli R. Daniel.

John A. Daniel joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Kimberli R. Daniel.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, Page 707; amended in Book 5200, Page 581, Register's Office for Davidson County, Tennessee.

98 SEP -3 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0484227

unimproved ( )
This is improved (X) property, known as 2436 Fairbrook Drive, Nashville, TN 37214
(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 my hand this 21st day of August 19 98

Kimberli R. Daniel

John A. Daniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11099 PAGE 293

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberli R. Daniel and husband, John A. Daniel

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 at Brentwood, Tennessee, this 1st day of August, 1998.

Commission expires 3/27/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Kimberli R. Daniel

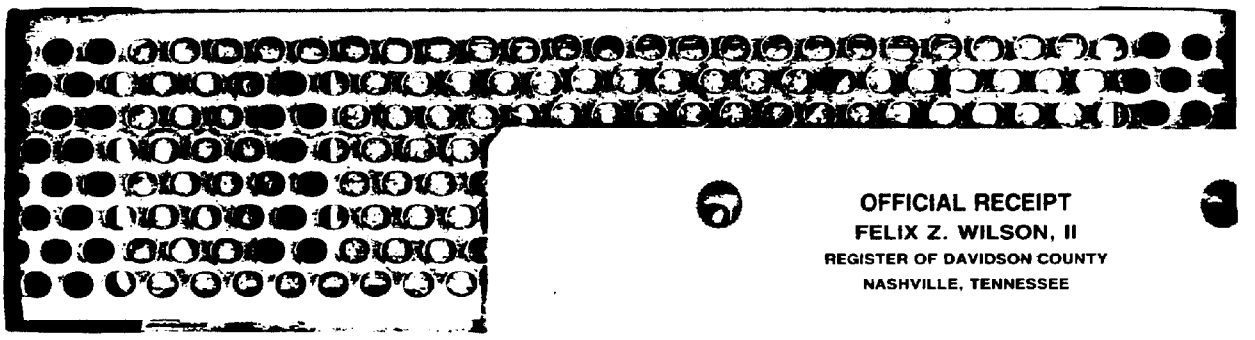
TO

Colby Montae Biggers and wife,
Kellye W. Biggers

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

5874 98/03 0101 03CHECK 262.60



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

RECEIVED OF _____

FOR _____

BOOK 11099 PAGE 234

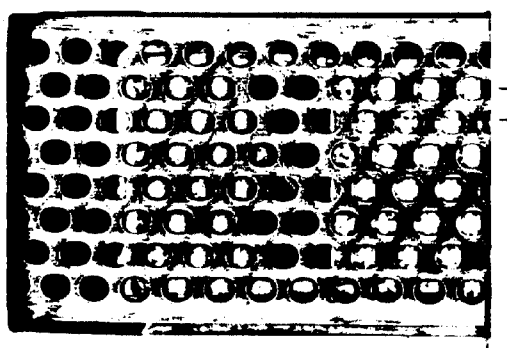
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 262.60
CHECK 262.60

09/03/98 01 15:25 0001 6874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0484227
IDENTIF. ↑ REFERENCE

8 SEP -3 PM 3:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1342311