RETURN TO:

WILSON & WEISS TITLE
ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

B-0323

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road, Ste 110
Nashville, Tennessee 37215

BOOK 11131 PAGE 815

First Title and Escrow Co., Inc. #15900

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL HOLZFASTER (NAME)	SUNSHINE MORTGAGE (CORP) (NAME)	MAP 131-6-D
506 Belair Way (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9274 (STREET ADDRESS)	PARCEL 506.00CO
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	MARIETTA, GA 30065 (CITY) (STATE) (ZIP)	FB# 7DA 91616

FOR AND IN 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, RODNEY PICKETT, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL HOLZFASTER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 506, together with the appurtenant interest in the common elements of Burton Hills Townhomes, Village of Belair, Phase I, a Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6690, page 70, amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325, and Book 9398, page 43, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the First Amendment to the aforementioned Master Deed of record in Book 6739, page 701, said Register's Office, and being located upon Tract No. 8 on the Plan of Resubdivision of Tracts 1,2 and 11 of Burton Hills of record in Plat Book 6250, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rodney Pickett, unmarried by deed from First Security Bank of Tennessee, a Tennessee corporation of record in Book 9018, page 25, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6517 522, Book 6778, page 536, Book 6690, page 70, Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325, and in Book 9398, page 43; (3) Charters of record in Book 6517, page 511, Book 6921, page 214, Book 6665, page 18, Book 6921, page 220, Book 6517, page 505, and in Book 6921, page 216; (4) Agreement of record in Book 6470, page 383 and in Book 6655, page 47; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 978, said Register's Office.

6889 09/29 0101 03CHECK 636-30

unimproved ( ).
This is improved (XX) property, known as 506 Belair Way, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of September, 19 98

Rodney Pickett
RODNEY PICKETT

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, RODNEY PICKETT

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 18th day of September, 19 98.

My commission expires 6-4-2001 Notary Public Ruth M. Bayne

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

98 SEP 29 PM 3:26

0493607

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 19 98

MY COMMISSION EXPIRES 8/6/99 (AFFIX SEAL)

Notary Public

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

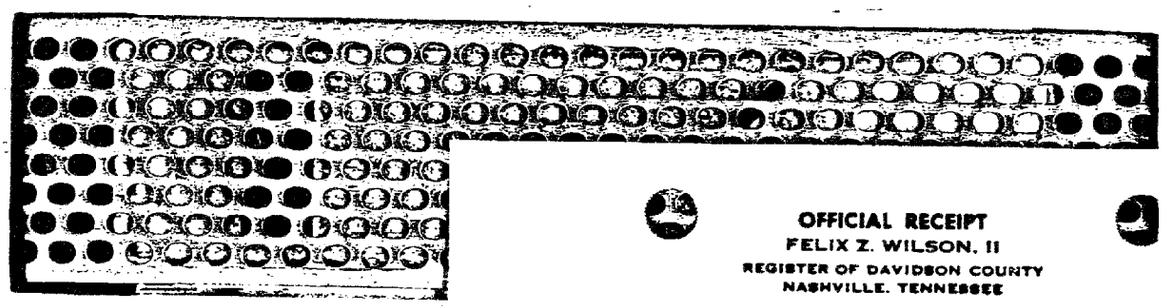
WARRANTY DEED

FROM RODNEY PICKETT

TO MICHAEL J. HOLZFASTER

RETURN TO: WILSON & WEISS TITLE ASSOCIATES, LLC
7100 EXECUTIVE CENTER DR.
SUITE 150
BRENTWOOD, TN 37027

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

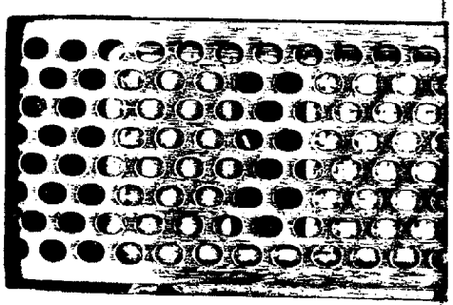
FOR _____

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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	
				169000.00
			CON TX	625.30
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	636.30
			CHECK	636.30
		09/29/98	01	15:28 0001 6889

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0493607
IDENTIFICATION REFERENCE

98 SEP 29 PM 3:26

REGISTER
DAVIDSON COUNTY, TN.

No. 135220