Realty 42A

WARRANTY DEED

BOOK 11173 PAGE 930

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH J. SM NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Realty Title & Escrow Company, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy Chaffin (NAME)	Sunshine Mortgage Corporation (NAME)	118-10-0140
3458 Crestridge Drive (ADDRESS)	P. O. Box 9274 (ADDRESS)	
Nashville, TN 37204 (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, James E. Shadburne and wife, Julie A. Shadburne

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

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, TN, being Lot No. 82 on the Plan of Map of Pleasant Valley, of record in Book 1424, Page 63, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James E. Shadburne and wife, Julie A. Shadburne by deed from M. Kevin Heffelman and wife Lauren A. Heffelman of record in Book 10704, Page 331, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

0504924
IDENTIF. ↑ REFERENCE

98 OCT 28 PM 2:07
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

8883 10/28 0101 03CHECK 655.91

unimproved ( )
This is improved (X) property, known as 3458 Crestridge Drive, Nashville, TN 37204
(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 27th day of October 19 98

James E. Shadburne

Julie A. Shadburne

STATE OF TENNESSEE

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COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Shadburne and wife, Julie A. Shadburne

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 Brentwood, Tennessee, this 27th day of October 19 98.

Commission expires January 29, 2000

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 _____.

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE TENNESSEE My Comm. Exp. 1-29-2000

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 11173 PAGE 932

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	
				174300.00
			CON TX	644.91
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	655.91
			CHECK	655.91
		10/28/98	01	14:07 0001 8883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504924
IDENTIF. ↑ REFERENCE

98 OCT 28 PM 2:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1364058