FILE BOX 9-B

FIRST TITLE & ESCROW CO., INC.

15996

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 11198 PAGE 379

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT SWANN (NAME)	~~Sunshine Mortgage Corporation~~ (NAME)	~~MAP 105-13~~
1306 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	~~750 Old Hickory Blvd., Ste. 220~~ (STREET ADDRESS)	~~PARCEL 131~~
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	~~Brentwood, Tennessee 37027~~ (CITY) (STATE) (ZIP)	~~PB NO. 24W11460~~

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,

~~HARRY LEE DOBBINS, MARRIED~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT SWANN, ~~UNMARRIED~~

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 the easterly one-half of Lot No. 83 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County, described as follows:

Said part of Lot No. 83 fronts 50 feet on the northerly side of Beechwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Ruth G. Dobbins by Quitclaim deed from Paul Holbrook, Trustee of record in Book 5733, page 90, said Register's Office. Ruth G. Dobbins has conveyed her interest, reserving unto herself a life estate, to Melvin B. Dobbins by Quitclaim deed of record in Book 7998, page 521, Register's Office for Davidson County, Tennessee. Melvin B. Dobbins has since conveyed his interest in said property to Harry Lee Dobbins by Quitclaim deed of record in Book 10566, page 539, Register's Office for Davidson County, Tennessee. The said Ruth G. Dobbins having since died.

This conveyance is made subject to: All matters appearing on the Plan of record in Plat Book 421, page 34, said Register's Office.

This is not now, nor has it ever been, the principal residence of the Grantor.

05108777

IDENTIF. & REFERENCE

98 NOV 10 AM 10:06

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( ) property, known as 1306 Beechwood Avenue, Nashville, Tennessee 37212

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 4th day of November, 19 98

Harry Lee Dobbins

HARRY LEE DOBBINS

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, HARRY LEE DOBBINS

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 4th day of November, 19 98.

My commission expires 9/23/2000 Notary Public

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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,000.00

Robert Swann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 19 98

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM HARRY LEE DOBBINS

TO ROBERT SWANN

5224 11/10 0101 03CHECK 358.00

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	94000.00
			CON TX	347.80
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	358.80
			CHECK	358.80

11/10/98 01 10:05 0001 5234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05110877
IDENTIF. & REFERENCE

98 NOV 10 AM 10:06
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1370355