BOOK 11199 PAGE 691

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

JENNIFER DUNLAP NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Hildebrand (NAME)	Sunshine Mortgage Corporation (NAME)	87-02 19.00
1420 Whitetail Court (ADDRESS)	P. O. Box 9274 (ADDRESS)	4D 92496
Hermitage, TN 37076 (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, Timothy B. Sullivan and wife, ~~Vickie~~ Vikie L. Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Hildebrand and wife, Brenna P. Hildebrand

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. 25 on the Plan of New Hope Meadows, Phase 1, First Revision, of record in Book 9203, page 680, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Timothy B. Sullivan and wife, Vickie L. Sullivan, by deed from Richard Marcos Cohen, unmarried, of record in Book 9203, page 680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1998 have been prorated and payment thereof is expressly assumed by the herein Grantor; Declaration of Covenants, conditions and Restrictions of record in Book 7557, page 377 Book 7567, page 103, Book 7934, page 796; Plan of record in Book 6900, page 653; all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1420 Whitetail Court, Hermitage, TN 37076
(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 30th day of October 19 98

Timothy B. Sullivan

Vickie L. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned QW, a Notary Public in and for said County and State, the within named Timothy B. Sullivan and wife, Vickie L. Sullivan

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 9th day of October, 1998.

Commission expires 5/27/2001

JENNIFER DUNLAP NOTARY PUBLIC IT LARGE DAVIDSON COUNTY TEN

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

051224
IDENTIFICATION REFERENCE
98 NOV 11 AM 8:39
REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
5608 11/11 0101 03CHECK 634.45

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	168500.00
			CON TX	623.45
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	634.45
			CHECK	634.45
11/11/98	01		08:38 0001	5608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05111224

IDENTIFICATION REFERENCE

98 NOV 11 AM 8:39

WILL C. GARNER II REGISTER
DAVIDSON COUNTY, TN.

No. 1370723