BOOK 11221 PAGE 237

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rohit Patel (NAME)	Sunshine Mortgage Corporation (NAME)	135-14B-18C0
2009 Ransom Place (ADDRESS)	P O Box 9274 (ADDRESS)	
Nashville, Tennessee 37217 (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, Bradley E. Rayburn and wife, Stacy M. Rayburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rohit Patel and wife, Daxaben Patel

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. 18 on the Plan of Ransom Place, Phase 1, of record in Book 6900, Page 922 - 924, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bradley E. Rayburn and wife, Stacey M. Rayburn by deed from Jack E. Cornett and wife, Mary Bridget Carnett of record in Book 9880, Page 448, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1999 and subsequent years, restrictions and easements of record.

05170 57
IDENTIF. + REFERENCE

98 NOV 25 PM 1:33

JILL GRAMMER REGISTER
DAVIDSON COUNTY, TN.

Unimproved ( )
This is improved (X) property, known as 2009 Ransom Place, Nashville, Tennessee 37217
(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 6th day of November 19 98

Bradley E. Rayburn 11-6-98

Bradley E. Rayburn

Stacy M. Rayburn 11/6/98

~~Stacy~~ M. Rayburn
STACEY sm

STATE OF TEXAS
COUNTY OF COLLIN

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley E. Rayburn and wife, ~~Stacy~~ Stacey M. Rayburn

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 Dallas Tennessee, this 6th day of November, 19 98.

RENEE CAMERON
MY COMMISSION EXPIRES
February 13, 1999

Renee Cameron
Notary Public

Collin County, Texas

Commission expires

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 _____.

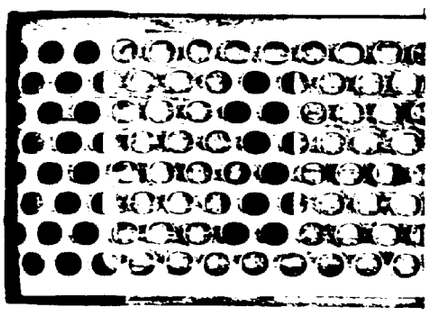
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

Sw
(R)
Texas
Notarary
to
ER

1816 11/25 0101 03CHECK 488.30



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

RECEIVED OF _____

FOR _____

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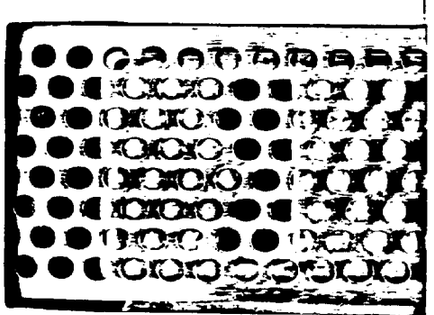
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 129000.00
CON TX 477.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 488.30
CHECK 488.30

11/25/98 01 13:33 0001 1816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0517057
IDENTIF. ← REFERENCE

98 NOV 25 PM 1:33

BILL GANNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376856