This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

ADDRESS NEW OWNER:
Sandra Waller
207 Highland Villa Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Sunshine Mortgage Corporation
2401 Lake Park Dr., Suite 300
Smyrna, GA 30080

MAP **161-14**
GROUP **B**
PARCEL **207.00**

WARRANTY DEED

BOOK 11222 PAGE 133

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mildred M. Stepp, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Sandra Waller, unmarried**, hereinafter called the "GRANTEE", her 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. 207 on the Plan of Highland Villa, of record in Book 6200, page 473, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Winford O. Stepp* and wife, Mildred M. Stepp, by deed from Mary Lula Williams, unmarried of record in Book 8590, page 515, Register's Office for Davidson County, Tennessee.

The said Winford O. Stepp having since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 207 Highland Villa Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

2002 11/25 0101 03CHECK 410.60

WITNESS my hand this the 20th day of November, 1998.

Mildred M. Stepp
Mildred M. Stepp

0517235
IDENTIF. & REFERENCE

98 NOV 25 PM 3:52
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 11222 PAGE 134

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Mildred M. Stepp, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 20th day of November, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $108,000.00.

AFFIANT

Subscribed and sworn to before me on this 20th day of November, 1998.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

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

RECEIVED OF BOOK 11222 PAGE 135

FOR

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	108000.00
			CON TX	399.60
			PRFEE	1.00
			PRFEE	8.00
			ERR	CO
			PRFEE	8.00-
			WDEED	8.00
			CFEE	2.00
			TOTAL	410.60
			CHECK	410.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/25/98 01 15:53 0001 2002

0517235
IDENTIF. ↑ REFERENCE

98 NOV 25 PM 3:52

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1377042