Box 2

BOOK 11239 PAGE 590

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 6/12/2002
(AFFIX SEAL)

NOTARY PUBLIC WILLIAMSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Jamieson (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 172-12
108 Peak Hill Circle (ADDRESS)	2401 Lake Park Drive; Suite 300 (ADDRESS)	PARCEL 12A
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Smyrna, GA 30080 (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, Joseph Knight and Melissa Ragsdale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Jamieson and wife, Karen F. Jamieson

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. 139 on the Plan of Bradford Hills, Section Five, of record in Plat Book 7900, page 6, revised in Plat Book 7900, Pages 287 & 288 Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joseph Knight and Melissa Ragsdale, by deed from John X. Taylor, and wife, Sherry E. Flora Taylor, of record in Book 10278, Page 785, Register's Office for Davidson County, TN.

This conveyance is subject to the following: All matters appearing on the Plan of record in Plat Book 7900, page 6, and revised in Plat Book 7900, Page 287 & 288 as amended in Book 8372, Page 901; restrictions of record in Book 8069, page 170, and as amended in Book 8372, Page 901; Charter of Bradford Hills of record in Book 8071, Page 520; By-Laws of record in Book 8071, Page 531; Deed of Conveyances in Book 8377, Page 769, and Book 8377, Page 808; Dedication of Common Areas of record in Book 8154, page 304; all of record in the Register's Office for Davidson County, Tennessee.

052144 2

IDENTIF. ▲ REFERENCE

98 DEC -7 PM 12:45

ILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

6447 12/07 0101 03CHECK 612.25

This is unimproved ( ) improved (X) property, known as 108 Peak Hill Circle, Nashville, TN 37211
(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 2nd day of December 19 98

Joseph Knight

Joseph Knight

Melissa Ragsdale

Melissa Ragsdale

BOOK 11239 PAGE 591

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Knight and Melissa Ragsdale

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 2nd day of December, 19 98

Commission expires 1/14/2002

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

WARRANTY DEED

FROM

Joseph Knight and Melissa Ragsdale

TO

David Jamieson and wife, Karen F. Jamieson

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

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

RECEIVED OF _____

FOR _____

BOOK 11239 PAGE 592

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	
				162500.00
			CON TX	601.25
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	612.25
			CHECK	612.25

12/07/98 01 12:46 0001 6447

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05214442
IDENTIF. # REFERENCE

98 DEC -7 PM 12:45
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1381448