WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 19 98

KEVIN T. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp. 11/27/1999

_____ Notary Public

COMMISSION EXPIRES: ~~May 27, 2001~~ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOSEPH A. CURCIO (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 104-5
3612 Meadowbrook Avenue (ADDRESS)	P.O. Box 9274 (ADDRESS)	PARCEL 261.00
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Marietta, GA 30065 (CITY) (STATE) (ZIP)	26W-00250

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, EEVA LIISA MORAN AND HUSBAND, DAVID F. MORAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH A. CURCIO AND WIFE, JANA CURCIO

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. 460 on the Plan of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to David F. Moran, by Deed from Thomas J. Scanlon, of record in Book 7764, Page 861, Register's Office for Davidson County, Tennessee. The said David F. Moran having quitclaimed his interest in the property to Eeva Liisa Moran of record in Book 8498, page 763, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

DAVID F. MORAN, spouse of the above named EEVA LIISA MORAN, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ( )
This is improved (X) property, known as 3612 Meadowbrook Avenue, Nashville, TN 37205
(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 11th day of December 19 98

Eeva-Liisa Moran
EEVA LIISA MORAN

David F. Moran
DAVID F. MORAN

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 EEVA LIISA MORAN AND HUSBAND, DAVID F. MORAN

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 NASHVILLE, Tennessee, this 11th day of December, 19 98.

Commission expires May 27, 2001

Notary Public

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____

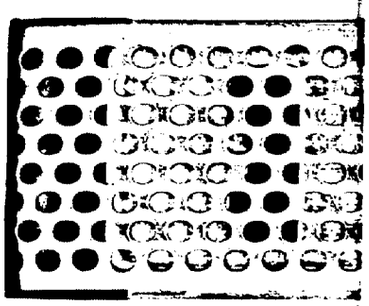
_____
Notary Public

0525232
IDENTIF. ↑ REFERENCE

98 DEC 14 PM 3:52
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0511 12/14 0101 03CHECK 862.00



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11252 PAGE 173

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAM1

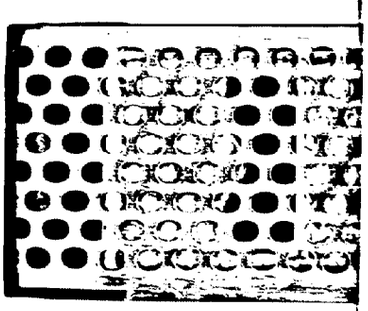
	230000.00
CON TX	851.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	862.00
CHECK	862.00

12/14/98 01 15:50 0001 0511

98 DEC 14 PM 3:52

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

0525232
IDENTIF. ← REFERENCE



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1399978