WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: Exp 05/27/2001
(AFFIX SEAL)

JOHN C. HARRIS MAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittney Touchton (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 146-15
5124 Overton Road (ADDRESS)	P. O. Box 9274 (ADDRESS)	PARCEL 175
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Marietta, Georgia 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, James Jordan Dibble and Morris Welcome Mashburn III and Richard Kevin Mashburn and Charles Edwin Mashburn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brittney Touchton and husband, Kim Touchton

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. 804 on the Plan of Brentwood Hall, Section 8, of record in Book 2330, page 52, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Morris W. Mashburn, Jr. and wife, Ruby D. Mashburn by deed from W. P. Russell and wife, Virginia Russell, of record in Book 2639, page 315, said Register's Office. Morris W. Mashburn, Jr. died leaving Ruby D. Mashburn as his surviving spouse. Ruby D. Mashburn died July 22, 1998. James Jordan Dibble, Morris Welcome Mashburn, III, Richard Kevin Mashburn and Charles Edwin Mashburn are the devisees under the Will of Ruby D. Mashburn of record in Will Book 221, page 867, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 2330, page 52, said Register's Office; and (b) restrictive covenants of recordi n Book 2449, page 369, said Register's Office.

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unimproved ( )
This is improved (X) property, known as 5124 Overton Road, Nashville, Tennessee 37220
(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 17th day of December 19 98

James Jordan Dibble

Richard Kevin Mashburn

Morris Welcome Mashburn III

Charles Edwin Mashburn

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 James Jordan Dibble and Morris Welcome Mashburn III and Richard Kevin Mashburn and Charles Edwin Mashburn

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 17th day of December, 19 98.

Commission expires _____

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

0527449
IDENTIF. ↑ REFERENCE

98 DEC 21 AM 9:43
REGISTER
DAVIDSON COUNTY, TN.

11260 550

2879 12/21 0101 03CHECK 545.65

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

	CAMT
	144500.00
CON TX	534.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	545.65
CHECK	545.65

12/21/98 01 09:41 0001 2879

14260

0527449
IDENTIF. # REFERENCE

98 DEC 21 AM 9:43
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1402320