K 11272

File Box-9B
First Title & Escrow Company, Inc.
#16149

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 1998.

Notary Public

MY COMMISSION EXPIRES 9/18/99
(AFFIX SEAL)

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
Walter Schultz (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 103-14
206 Hillwood Boulevard (ADDRESS)	2401 Lake Park Drive; Suite 300 (ADDRESS)	PARCEL 104.00
Nashville, TN 37205 (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, Patrick K. Fay and wife, Donna L. Fay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter Schultz and wife, Nancy Schultz

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. 7 and the westerly 76 feet of Lot No. 6 on the Plan of Hillwood Estates, Section "A", of record in Plat Book 1835, page 59 & 60, 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 Patrick K. Fay and wife, Donna L. Fay, by deed from John K. Peebles and wife, Martha G. Peebles, of record in Book 7087, Page 20, 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 1835, page 59 & 60; restrictions of record in Book 2196, page 299; all of record in the Register's Office for Davidson County, Tennessee.

** Beginning on the northeasterly margin of Hillwood Drive at a point 25 feet west of the corner of lots Nos. 5 and 6, said point being 676.55 feet west of the westerly margin of Post Road; thence with said Drive westwardly 177 feet to the corner of Lots nos. 7 and 8; thence with the line between said two lots northwardly 287.4 feet; thence eastwardly 175 feet to a point, said point being 25 feet west of the corner of lots Nos. 5 and 6; thence along a line being 25 feet west of and parallel to the line between said lots Nos. 5 and 6 southwardly to the beginning.

6055 12/20 0101 03CHECK 1351.50

This is improved (X) unimproved ( ) property, known as 206 Hillwood Boulevard, 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 day of 19

Patrick K. Fay by Donna L. Fay Attorney in Fact
Patrick K. Fay, by Donna L. Fay, Attorney In Fact

Donna L. Fay
Donna L. Fay

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna L. Fay

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 18th day of December, 1998.

Commission expires 3-27-99

Notary Public

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Donna L. Fay with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for Patrick K. Fay, the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Patrick K. Fay the within named bargainor(s) by the said Donna L. Fay, as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the 18th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 3-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires March 27, 1999

WARRANTY DEED

FROM

Patrick K. Fay and wife, Donna L. Fay

TO

Walter Schultz and wife, Nancy Schultz

RETURN TO:

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

STATE OF TENNESSEE, DAVIDSON COUNTY
REGISTER
98 DEC 30 AM 9:22

IDENTIFICATION REFERENCE

053044.3

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

DAFT
[illegible]
CO/TX 1350.50
PRFEE 1.00
MISC 5.00
CFEE 1.00
TOTAL 1361.50
E-TEN 1361.50
12/30/98 01 [illegible]

053041 3
IDENTIF. & REFERENCE

98 DEC 30 AM 9:22
REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403367