STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value whichever is greater, for this transfer is $ 63,500.00
Subscribed and sworn to before me, this the 06 day of January 1999

James S. Walker
Affiant

Notary Public

My commission expires: (Affix Seal)

My Commission Expires November 20, 2000

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9821814 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: James S. Walker	SEND TAX BILLS TO: SUNSHINE MORTGAGE CORPORATION
633 Center Street	P. O. BOX 9274
STREET ADDRESS Madison, TN 37115	STREET ADDRESS MARIETTA, GA 30065
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 52-7-16	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Allen L. Hansen and wife, Martha A. Hansen

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James S. Walker

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 11-A on the Plan of Zone Lot Division of Lots 10, 11 & 12 of Homeacres, of record in Plat Book 6250 at page 866, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Allen L. Hansen and wife, Martha A. Hansen by Deed of record in Book 9308 page 613, Register's office for said County.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

05349771
IDENTIFICATION REFERENCE

99 JAN 11 AM 11:35
ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 633 Center Street, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

9821 01/11 0101 01 CHECK 245.50

Witness our hand s this 06 day of January , 1999

Allen L. Hansen

Martha A. Hansen

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EF -1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 06 day of January , 1999 , before me personally appeared Allen L. Hansen & Martha A. Hansen to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

PUBLIC AT LARGE COUNTY TENN.

Notary Public

My Commission Expires November 25, 2000

State of Tennessee
County of

On this 06 day of January , 1999 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11291 PAGE 88

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

0534971

CUSTOMER'S REFERENCE

99 JAN 11 AM 11:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 63500.00
CON TX 234.95
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 245.95
CHECK 245.95

01/11/99 01 11:34 0001 0931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410293