L-11204

BOX 52

BOOK 11291 PAGE 608

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 144,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF January 19 99

Notary Public

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

STATE OF TENNESSEE
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Cade	Sunshine Mortgage Corporation	142-9E-39CO
(NAME)	(NAME)	
1239 General George Patton Road	P.O. Box 9274	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Marietta, GA 30065	
(CITY) (STATE) (ZIP)	(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, Sheila G. Work Shepherd and husband, Karl L. Shepherd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Cade, unmarried

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 Unit No. 1239 of River Plantation Condiminiums, Section Seven, Phase One, a Horizontal Property Regime, together with the Carport designated No. 1239-C, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, Reference is hereby made to the plat of River Plantation Condominiums, Section Seven, Phase One, as of record in Book 5200, Pages 705 and 706, and as amended in Book 6392, Page 321, said Register's Office, for a more complete identification and description of such unit.

Karl L. Shepherd joins in the Conveyance solely to relinquish any marital rights he may have in the property by virtue of his marriage to Sheila G. Work Shepherd.

Sheila G. Work and Sheila G. Work Shepherd are one and the same person.

Being the same property conveyed to Sheila G. Work, an unmarried person, by deed from David P. Spear and wife, Janie K. Spear of record in Book 9929, page 948, Register's Office for Davidson County, Tennessee.

CONTINUED

This is improved (X) property, known as 1239 General George Patton Road, Nashville, Tennessee 37221
unimproved ( )
(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 4th day of January, 19 99

Sheila G. Work Shepherd

Karl L. Shepherd

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila G. Work Shepherd and husband, Karl L. Shepherd

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 4th day of January 19 99.

Commission expires 3/16/99

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

0535056
IDENTIF. ↑ REFERENCE
99 JAN 11 PM 1:07
HILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

1017 01/11 0101 03CHECK 551.46

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11291 PAGE 611

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

144990-00

CON TX 536.46
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 551.46
CHECK 551.46

01/11/99 01 13:05 0001 1017

0535056

IDENTIF. # REFERENCE

99 JAN 11 PM 1:08

BILL GARRETT - REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1410378