WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER
File Box "7"
(37443)

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 1999

Notary Public

MY COMMISSION EXPIRES: 5/26/02
(AFFIX SEAL)

ALAN D. MAZER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

My Commission Expires MAY 26, 2002

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
REBECCA TIDMAN (NAME)	SUNSHINE MORTGAGE CORPORATION (NAME)	MAP 115-09
809 Rodney Drive (ADDRESS)	P O BOX 9274 (ADDRESS)	PARCEL 048
Nashville, TN 37205 (CITY) (STATE) (ZIP)	MARIETTA, GA 30065 (CITY) (STATE) (ZIP)	FB #08DZ-61775

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, STEPHAN D. KARR AND WIFE, CAROL NEEDLEMAN KARR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REBECCA TIDMAN, A SINGLE PERSON

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 the Davidson County, Tennessee, being Lot No. 217 and part of a closed street, on the Plan of West Meade Hills, Section 8, as of record in Plat Book 3600, Pages 61 and 62, amended in Book 5147, Page 113, Register's Office for Davidson County, Tennessee, and Ordinance Bill No. 084-346, Metropolitan County Council.

BEING the same property conveyed to Stephan D. Karr, a married person, by Deed from Jeffrey L. Wilkerson and wife, Sue L. Wilkerson, of record in Book 9134, Page 433, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Stephan D. Karr and wife, Carol N. Karr, as tenancy by the entirety, by Quitclaim Deed of record in Book 9572, Page 115, said Register's Office.

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 assumed by the Grantee(s) herein.

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unimproved ( )
This is improved (X) property, known as 809 Rodney Drive, 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 4th day of January 1999

Steph D. Karr
STEPHAN D. KARR

CAROL NEEDLEMAN KARR Carol Needleman Karr
By: Steph D. Karr
Stephan D. Karr, Attorney-in-fact

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The said Carol N. Karr being one and the same person as Carol Needleman Karr.

THIS instrument is being executed in behalf of Carol Needleman Karr pursuant to a Power of Attorney executed by same on the 19th day of September, 1998, and being filed for record simultaneously herewith.

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 STEPHAN D. KARR, MARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of January, 1999.

My Commission Expires: 7/24/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 4th day of January, 1999, before me personally appeared STEPHAN D. KARR, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of CAROL NEEDLEMAN Karr, and acknowledged that he executed the same as the free act and deed of the said CAROL NEEDLEMAN KARR, A MARRIED WOMAN.

My Commission Expires: 7/24/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0535769
IDENTIF. ↑ REFERENC

99 JAN 12 AM 10:56

HARVEY BURNETT REGISTER
DAVIDSON COUNTY, TN.

1652 01/12/10 0101 03CHECK 714.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11293 PAGE 922

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	190000.00
CON TX	703.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	714.00
CHECK	714.00

01/12/99 01 10:57 0001 1652

0535769
IDENTIF. ↑ REFERENCE

99 JAN 12 AM 10:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1411104