WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 525,000.00

Henry J. Abbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
1st DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES 3/2/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

Mail

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Henry Abbott	Sunshine Mortgage Corp.	104-9-125
(NAME)	(NAME)	
3708 West End Avenue	P.O. Box 9274	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	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, John M. Carter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry J. Abbott, 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 the easterly 60 feet of Lot No. 27 and the westerly 20 feet of Lot No. 29, Block 7, of Division A, of the Richland Realty Company, of record in Book 161, page 151, Register's Office for Davidson County, Tennessee,

Said parts of said two lots front together 80 feet on the north side of West End Avenue and extend back between parallel lines, 200 feet more or less, to a dead line in the rear, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John M. Carter, unmarried, by deed from Horace Moskovitz and Perry Moskovits, of record in Book 10500, page 653, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which has been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 161, page 151; of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3708 West End Avenue, Nashville, Tennessee
(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 my hand this 1st day of February 19 99

John M. Carter

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 John M. Carter, unmarried, 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 1st day of February, 99.

Commission expires 3/21/2001

NOTARY PUELIC AT LARGE — WILLIAMSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, 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

0545406
RELEASED FOR REFERENCE
99FEB-4 PM 2:17
REGISTER
DAVIDSON COUNTY, TN.
1981 02/04 0101 04MHECK 1952.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK **11328** PAGE **94**

0545406
IDENTIF. & REFERENCE
99FEB-4 PM 2:17
REGISTER
DAVIDSON COUNTY, TN.

CAMT	525000.00
CON TX	1942.50
PRFEE	1.00
MRFEE	8.00
CFEE	2.00
TOTAL	1953.50
CHECK	1953.50

CL CA 99 01 14:15 0001 1991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421309