THIS INSTRUMENT PREPARED BY:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT, SUITE 125 FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
SUNSHINE MORTGAGE COPP.
P.O. Box 30065
Marietta, GA 30065

NAME OF MORTGAGEE:
SUNSHINE MORTGAGE CORP.
P.O. Box 30065
Marietta, GA 30065

ADDRESS NEW OWNERS:
1901 Kimbark Drive
Nashville, TN 37215

MAP 131-3 GROUP _____ PARCEL 31

BOOK 11330 PAGE 74

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY SIX THOUSAND AND NO/100 ($146,000.00) DOLLARS, cash in hand paid, the receipt of all of which is hereby acknowledged, JAMES BRADLEY WEIMAR have/has this day bargained and sold and do/does hereby transfer and convey unto MARK DOLLER his/her/their heirs and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 44 and the east 30 feet of Lot No. 45 on the Plan of Colonial Heights, of record in Bock 1130, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Beginning at a point in the south margin of Kimbark Drive, 45 feet east of the common corner of Lots Nos. 45 and 46; thence with the south margin of said Drive, Easterly 76 feet to a concrete monument at the beginning of a curve; thence around said curve, Southeasterly 41.5 feet to a concrete monument; thence along the east line of Lot No. 44, Southerly 128.3 feet to a concrete monument at the southeast corner of said lot; thence along the north line of Overton Hills Subdivision, westerly 105.8 feet to a point; thence northerly 157.5 feet to the point of beginning.

Together with that portion of Burtonwood Drive abandoned by the Council of the Metropolitan Government of Nashville & Davidson County, Bill No. 086-1491, in the County Court Clerk's Office for said County.

Being the same property conveyed to James Bradley Weimar, unmarried by warranty deed of Walker L. Arnold and wife, Betty Arnold of record in Book 9506, page 161, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said MARK DOLLER his/her/their heirs and assigns, forever.

AND GRANTOR(S) COVENANT(S) with the said MARK DOLLER that he/she/they is/are lawfully seized and possessed of said land, in fee simple, has/have a good right to convey it, and that it is unencumbered, except as follows:

1. 1999 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 131-3 Parcel 31

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

2. Matters appearing on the Plan of Colonial Heights, of record in Plat Book 1130, page 102, Register's Office of Davidson County, Tennessee.

3. Easement for telephone lines granted American Telephone and Telegraph Company of record in Book 382, page 531, Register's Office of Davidson County, Tennessee.

4. Mortgage Loan Inspection by John Kohl & Company, P.C., dated October 3, 1994 shows the shed at the rear of the property encraoches over and upon the 10' utility easement, and the neighbors fence in the back of the property is over into the 10' utility easement.

AND GRANTOR(S) FURTHER COVENANT(S) and binds himself/herself/themselves, his/her/their heirs, successors and assigns, to warrant and forever defend the title to said property, to the said MARK DOLLER his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Laura W. Weimar, wife of James Bradley Weimar, hereby joins in the provisions of this instrument for the purpose of transferring and quitclaiming unto the grantees, their heirs and assigns, any and all right, title and interest she might have in said property by reason of her marital status, or otherwise.

Witness our/my hand(s), on this the 29 day of January, 1999.

James Bradley Weimar
JAMES BRADLEY WEIMAR

Laura W. Weimar
LAURA W. WEIMAR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared James Bradley Weimar and Laura W. Weimar with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this the 29 day of January, 1999.

(SEAL)

NOTARY PUBLIC

My Commission Expires:

2-28-2001



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 146,000.

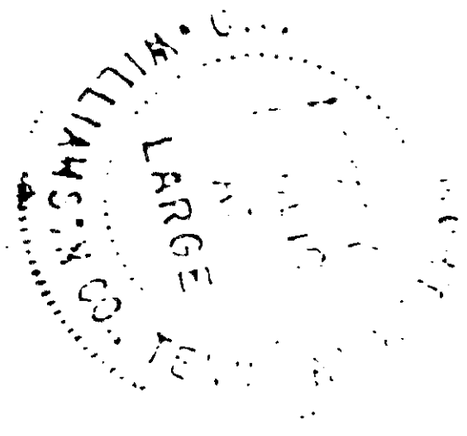
Mk Dollar

Sworn to and subscribed before me, on this the 29 day of January, 1999.

NOTARY PUBLIC

(SEAL)

My Commission Expires:
2-28-2001



545923
FEB. A REFERENCE
9FEB-5 PM 1:00
REGISTER
SON COUNTY, TN.
0101 03CHECK 555.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11330 PAGE 77

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

0545923

IDENTIF. ↑ REFERENCE

99FEB-5 PM 1:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CART

	140000.00
CON TX	540.20
PRFEE	1.00
WREED	10.00
CFEE	2.00
TOTAL	555.20
CHECK	555.20

02/05/99 01 13:00 0001 2522

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1421840