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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,500.00

James D Schuster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 19 99

Deborah Dale Johns
Notary Public

MY COMMISSION EXPIRES: March 28, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES D. SCHUSTER	SUNSHINE MORTGAGE	MAP 172-12
(NAME)	(NAME)	
6153 BRADFORD HILLS DRIVE	750 OLD HICKORY BLVD.	GROUP B
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	BRENTWOOD, TN 37027	PARCEL 246.00 CO
(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, ELIZABETH S. DUER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES D. SCHUSTER AND WIFE, LESLIE T. SCHUSTER

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 Lot No. 508 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, page 495, Register's Office for said County.

Said Lot No. 508 fronts 61.00 feet on the southerly margin of Bradford Hills Drive and extends back between parallel lines 105.00 feet to a dead line in the rear, measuring 61.00 feet thereon.

Being the same property conveyed to ELIZABETH S. DUER by Deed from Claridge Builders, Inc. of record in Book 9334, page 514, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, page 495, said Register's Office, which Plan shows a 30 foot minimum building setback line fro Bradford Hills Drive together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located northeasterly and northwesterly front corner of sadi lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170, Book 8885, page 517, and Book 8071, page 531, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Stormwater Detention Agreement of record in Book 8896, page 291, said Register's Office.

unimproved ( )
This is improved (X) property, known as 6153 BRADFORD HILLS DRIVE, NASHVILLE, TN 37211
(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 10th day of February 19 99

Elizabeth S Duer
ELIZABETH S. DUER

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 ELIZABETH S. DUER, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~GOODLETTSVILLE~~ Nashville, Tennessee, this 10th day of February 19 99

Commission expires March 24, 2001

Deborah Lou Fitch
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

IDENTIF. ↑ REFERENCE

99 FEB 11 PM 1:33

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

#912 02/11 0101 03CHECK

597.45

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

05481117

IDENTIF. ↑ REFERENCE

99FEB 11 PM 1:33

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	158500.00
CON TX	586.45
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	597.45
CHECK	597.45

02/11/99 01 13:32 0001 4912

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1424186