WARRANTY DEED

BOOK 11341 PG. 73

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF February 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT - SCRUGGS NOTARY Exp. 03/24/2001 PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy Newcomer (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 91-13
6343 Columbia Avenue (ADDRESS)	P. O. Box 9274 (ADDRESS)	PARCEL 41
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Marietta, Georgia 30065 (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, Herman D. Teasley and wife, Jamie K. Teasley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendy Newcomer, 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 Lot No. 3 of Block "H" on the Plan of Crolywood Subdivision, Section 2, of record in Book 1130, page 100, Register's Office of Davidson County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Herman D. Teasley and wife, Jamie K. Teasley by deed from Robert N. Margo and wife, Irene Margo, of record in Book 8100, page 555, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 1130, page 100, said Register's Office.

99FEB16 AM11:21

05491197

MAP & REFERENCE

unimproved ( )
This is improved (X) property, known as 6343 Columbia Avenue, Nashville, TN 37209
(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 12th day of February 19 99

Herman D. Teasley

Jamie K. Teasley

DEF 0224 0101 03CHECK 364.35

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 Herman D. Teasley and wife, Jamie K. Teasley

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 Nashville, Tennessee, this 12th day of February, 19 99.

Commission expires

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 03/24/2001

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 and 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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11341 PG. 75

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

05491977

IDENTIF. # REFERENCE

99FEB 16 AM 11:21

REGISTER
DAVIDSON COUNTY, TN

CAMT	95500.00
CON TX	353.35
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	364.35
CHECK	364.35

02/16/99 01 11:19 0001 6057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1425317