File Box: 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd. Ste. 110
Nashville, TN 37215

BOOK 11355 PG. 501

#16245

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~RONALD BRUNNER~~ (NAME)	SUNSHINE MORTGAGE CORPORATION (NAME)	~~130-8~~
~~4317 Wallace Lane~~ (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9274 (STREET ADDRESS)	67
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Marietta, GA 30065 (CITY) (STATE) (ZIP)	7DA42280

FOR AND IN 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, HILDA HADLEY, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD BRUNNER AND WIFE, CATHEY BRUNNER AND JOHN E. NOEL, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 49 on the Plan of Sneed Estates, as of record in Plat Book 2133, pages 10 and 11, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Hilda Hadley by quitclaim deed from Lucile Lawler Hadley, a widow of record in Book 10208, page 452, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 2092, page 410, amended in Book 2097, page 93; and (3) All matters appearing on the Plan of record in Plat Book 2133, pages 10 and 11, said Register's Office.

0302 02/25 0101 CHECK 627.05

05531914

IDENTIF. & REFERENCE

99 FEB 25 AM 10:20

REGISTER
COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 4317 Wallace Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of February, 19 99

Hilda Hadley

HILDA HADLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HILDA HADLEY with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of February, 19 99.

My commission expires 9/23/2000 Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

My Commission Expires SEPT 23, 2000

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 1999.

MY COMMISSION EXPIRES: (AFFIX SEAL)

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

FROM

TO

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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 11355 PG. 5[illegible]3

0553194

IDENTIF. # REFERENCE

99FEB 25 AM 10:20

REGISTER
DAVIDSON CO., TN.

CAMT
166500.00
CON TX 616.05
PRFCE 1.00
MDEED 9.00
CFEE 2.00
TOTAL 627.05
CHECK 627.05
02/25/99 01 10:19 0001 0302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1429508