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THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 89,900.00

Marlea D. Hardin
Affiant

Subscribed and sworn to before me, this 24th day of February 1999

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARLEA D. HARDIN 1209 Sigler Street Nashville, Tennessee 37203	SUNSHINE MORTGAGE CORPORATION P.O. Box 9274 Marietta, Georgia 30065	MAP 93-13 PARCEL 269

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY NINE THOUSAND NINE HUNDRED AND NO/100---------- ($ 89,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, DOLLYE SCALES, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MARLEA D. HARDIN AND MARY MACKENDRICK, BOTH MARRIED

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:

BEING the westerly half of Lot No. 3 on the Plan of McCall Heirs' Subdivision of Certain Lots in Sigler's Addition of record in Book 161, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Robert Scales and wife, Dollye Scales, by deed from C.C. Culley and wife, Ada Culley, of record in Book 1283, page 539, Register's Office for Davidson County, Tennessee; the said Robert Scales having since died.

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This is improved property known as 1209 Sigler Street, Nashville, Tennessee 37203

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.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of McCall Heirs S/D of certain lots in Sigler's Addn of record in Book 161, page 61, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of February, 19 99.

Dollye Scales

DOLLYE SCALES

MITCHELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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 DOLLYE SCALES, 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 this 24th day of February, 19 99.

William A Watts

Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

_____

Notary Public

My Commission Expires: _____

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

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CAMT	89900.00
CON TX	332.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	343.63
CHECK	343.63

03/03/99 01 09:31 0001 2697

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431880