WARRANTY DEED

BOOK 11377 PG. 597

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Runyeon (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 118-14-0
806 Caldwell Lane (ADDRESS)	P.O. Box 30065 (ADDRESS)	PARCEL 165
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Marietta, GA 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, Ken Wittman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald D. Runyeon

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:

TRACT I:

A certain tract or parcel of land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, near Nashville being the west part of Lot No. 1 on the Revised Plat or part of Thompson's Glen Leven Subdivision, of record in Plan Book 3, page 20, of the Chancery Court at Nashville and described according to a copy of a survey thereof made June 27, 1942, by S.R. Sanford, Jr., Surveyor as follows:

Beginning at the southeast intersection of Caldwell Lane and "McConnell Street, at two northwest corner of said Lot No. 1; thence along the south margin of Caldwell Lane, easterly 124.85 feet to a point, which is 247.55 feet west of the westerly margin of Franklin Road; thence southerly 185 feet to a point in the line between Lots 1 and 2, which point is 297.01 feet west of the westerly margin of Franklin Road; thence with the line between Lots Nos. 1 and 2 westerly 198 feet to the easterly margin of McConnell Street, thence with the margin of the same northeasterly 204.6 feet to the point of beginning.

TRACT II:

Being the east 122.55 feet front the west 247.55 feet front Lot No. 1 on the

CONTINUED

unimproved ( )
This is improved (X) property, known as 806 Caldwell Lane, Nashville, TN 37204
(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 3rd day of March 19 99

Ken Wittman

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

BOOK 11377 PG. 598

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ken Wittman

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 3rd day of March, 99.

Commission expires 11/18/01

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

6540 03/10 0101 01CASH 769.50

99 MAR 10 AM 10:46

REGISTER
WILLIAMSON CO. TN.

IDENTIFICATION REFERENCE 0559 137

LEGAL DESCRIPTION CONTINUATION

Revised Plat of part of Thompson's Glen Leven Subdivision, as of record in Plan Book 3, page 20, of the Chancery Court at Nashville and descibed as follows:

Beginning at a point in the south margin of Caldwell Lane 125 feet east, of the southeast intersection of McConnell Street and Caldwell Lane, thence easte, along the southerly margin of Caldwell Lane, thence east, along the southerly margin of Caldwell Lane, 122.55 feet to a point 174.35 feet west of the southwest intersection of Franklin Road and Caldwell Lane, the northwest corner of that part of Lot No. 1 conveyed to Chas. B. Hicks, by deed of record in Book 1077, page 682, Regsiter's Office for said County; thence southerly with Hicks' westerly line 186.2 feet to a point in the dividing line between Lots Nos. 1 and 3 of said Subdivision, said point being 169.81 feet west of the westerly margin of Franklin Road, as measured along the dividing line between said Lots Nos. 1 and 3; thence westerly with the dividing line between Lots Nos. 1, 2 and 3, 127.2 feet to a point 198 feet more or less east of the easterly margin of McConnell Street; thence northerly 185 feet to the point of beginning.
Being the same property conveyed to Jack Sandler and wife, Ethel Sandler, by deed from J.H. Whaley and wife, Julia Lyon Whaley of record in Book 2536, page 571, Register's Office for Davidson County, Tennessee. Jack Sandler and wife, Ethel Sandler now deceased, further conveyed to Ken Wittman, unmarried, by Quitclaim, as of record in Book 10121, page 997, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1999 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 3, page 20, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

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 11377 PG. 599

0559137

IDENTIF. # REFERENCE

99 MAR 10 AM 10:46

REGISTER
DAVIDSON COUNTY, TN.

CAMT

205000.00
CON TX 758.50
~~TOTAL 758.50~~
~~CASH 758.50~~

03/10/99 01 10:51 0001 6540

PRFEE 1.00
WDEED 8.00
CFEE 2.00
~~TOTAL 11.00~~
~~CHECK 11.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/10/99 01 10:53 0001 6541

TOTAL 769.50

No. 1435690