Box 44

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This instrument prepared by:
SHERRARD & ROE. PLC (JHR)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 11386 PG. 895

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Ms. India Webber White 6018 Sedberry Place Nashville, TN 37205	Sunshine Mortgage Corp. ~~Same~~ P. O. Box 9274 Marietta, GA 30065	116-13-A/6

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, John N. Anderson, ~~unmarried~~ (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto India Webber White, unmarried, (hereinafter referred to as the "Grantee"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for the permitted exceptions set forth in Exhibit B attached hereto.

Excepting only the permitted exceptions, Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has executed this deed on the 15th of March, 1999.

*It is hereby agreed and understood that subject property is not the usual place of residence of the Grantor's spouse.

John N. Anderson

99 MAR 16 PM 2:01
ALL TAXES PAID
DAVIDSON COUNTY, TN
REGISTER

UU61967
IDENTIF. & REFERENCE

176593.01 0395-0001

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JOHN N. ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of March, 1999.

Notary Public

My Commission Expires:

4/27/99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $221,000.00 and no other monetary consideration.

AFFIANT

Sworn to and subscribed before me this 15th day of March, 1999.

Notary Public

My Commission Expires:

4/27/99

176593.01 0395-0001

Exhibit A

Land in Davidson County, Tennessee, being Building Site No. 37-B as shown on the Plat of Sedberry Place of record in Plat Book 5050, page 81, which is a condominium plat of Lot 37 and Lot 38, of Harding Park, Section II, and recorded in Plat Book 4860, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description. Said plat of Sedberry Place does not specifically refer to "Sedberry Place", but the plat which is of record in Plat Book 5050, page 81, in said Register's Office is also to be known as a plat of "Sedberry Place", a condominium.

Being the same property conveyed to John N. Anderson, by Executor's Deed from The Estate of Malinda W. Anderson, of record in Book 11047, page 55, Register's Office for Davidson County, Tennessee.

RECORDED 2001 OCT 10 01:03 PM
824.70

Exhibit B

Permitted Encumbrances

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

2. The plat of record in Book 4860, page 103, as amended in Plat Book 5050, page 81, RODC, which plan shows minimum building setback lines and easements.

3. Subject to the Master Deed of record in Book 5095, page 181, RODC, made applicable by instrument of record in Book 5173, page 527, RODC and amended in Book 5103, page 727, RODC, which sets forth restrictions, assessments, liens and other matters.

4. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101, et seq. of the Tennessee Code Annotated, as amended and is subject to the provisions and requirements thereof; and is subject to the By-laws for the administration thereof, also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Sedberry Place.

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 11386 PG. 899

05619 67

IDENTIF. ↑ REFERENCE

99 MAR 16 PM 2:01

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	221000.00
CON TX	817.70
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	836.70
CHECK	836.70

03/16/99 01 14:00 0001 9503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438628