FILE BOX 45

WARRANTY DEED

BOOK 11412 PG. 793

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 99

NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharron T. Minnich (NAME)	Sunshine Mortgage Corporation (NAME)	MAP #156-2
738 Goodpasture Terrace (ADDRESS)	P. O. Box 9274 (ADDRESS)	PARCEL #79.00
Nashville, TN 37221 (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, Darrell Hardin and wife, Toni Hardin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharron T. Minnich, 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 Lot No. 315, on the Plan of Harpeth Valley Park, Section III, of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Goodpasture Terrace as the common corner of Lots 315 and 316; thence with the margin of said drive, southerly 125 feet to a point in the beginning of a curve, thence around said curve, southwesterly 39.27 feet to a point in the northerly margin of Myhr Drive; thence with the margin of the same, westerly 142.2 feet to a common corner of Lots 314 and 315; thence with the line between said Lots, northwardly 131.9 feet to the common rear corners of Lots 315 and 316; thence with the line between said lots easterly 108.3 feet to the point of beginning.

BEING the same property conveyed to Darrell Hardin and wife, Toni Hardin by deed from Vivek Bhargava and wie, Ritu Bhargava, of record in Book 8166, Page 495, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3857, Page 858; and Book 4237, Page 179, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 738 Goodpasture Terrace, Nashville, TN 37221
(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 30th day of March, 19 99

Darrell Hardin

Toni Hardin

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

BOOK 11412 PG. 794

FILE BOX 45

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 Darrell Hardin and wife, Toni Hardin

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 Brentwood, Tennessee, this 30th day of March 19 99.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

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

056854

99 APR -1 PM 4:16

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

REFERENCE

773 04/01 0101 03CHECK 492.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11412 PG. 795

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

05688854

IDENTIFICATION REFERENCE

99 APR -1 PM 4:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
130000.00
ERR CO
MAMT
130000.00-
CAMT
130000.00
CON TX 481.00
PRFEE 1.00
WDEED 6.00
CFEE 2.00
TOTAL 492.00
CHECK 492.00

04/01/99 01 16:16 0001 6773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445817

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