THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $295000.00.

Affiant

Subscribed and sworn to before me, this 31 day of March, 1999.

Notary Public

My Commission Expires: 11/27/99

Address New Owner As Follows:
Michael T. McGuffin and wife,
Shannon S. McGuffin
3503 Woodmont Lane
Nashville, TN 37215

Send Tax Bills To:
Sunshine Mortgage Corp.
P. O. Box 9274
Marietta, GA 30065

Map-Parcel Number:

Map 116-8-007
7DA 34445

MTG TAX 1102.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN B. SHANKLE AND WIFE, MARY JOSEPHINE L. SHANKLE,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL T. MCGUFFIN AND WIFE, SHANNON S. MCGUFFIN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 and the northerly 20 feet of Lot no. 3 of Block "B" on the Plan of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and part of Lot No. 3 front together 100 feet on the westerly side of Woodmont Lane and run back 182.7 feet on the northerly line and 186.6 feet, more or less, on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Steven B. Shankle and wife, Mary Josephine L. Shankle by deed from Jessica Delbridge Woosley, unmrried, of record in Book 9688, page 974, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

0020606.01

This conveyance is made subject to:

1. 1999 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1130, page 13, Register's Office for said County.

This is improved property known as 3505 Woodmont Lane, Nashville, TN 37215.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of March, 1999.

Steven B Shankle
Steven B. Shankle

Mary Josephine L Shankle
Mary Josephine L. Shankle

99 APR -1 PM 1:51
DAVIDSON COUNTY, TN
REGISTER

056892
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN B. SHANKLE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 1999.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY JOSEPHINE L. SHANKLE, the within named bargainor, 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 31st day of March, 1999.

Notary Public

My Commission Expires: 11/27/99

0020606.01

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11413 PG. 29

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

0568892

IDENTIFICATION/REFERENCE

99 APR -1 PM 4:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT

	25000.00
CON TX	1051.50
PRFEE	1.00
MISC	8.00
CFEE	2.00
TOTAL	1102.50
CHECK	1102.50

04/30/99 01 16:50 0001 6B13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1445855