WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(37759)

BOOK 11432 PG. 182

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 268,000.00

Sylvia Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF April 19 99

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES 9/28/2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: SEPT 28 2002	MAP/PARCEL NUMBERS
Sylvia Graham (NAME)	Sunshine Mortgage Corporation (NAME)	103-12-185
330 Lauderdale Road (ADDRESS)	P.O. Box 9274 (ADDRESS)	26W-3885
Nashville, TN 37205 (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, Ronald L. Marcou

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sylvia Graham, (unmarried)

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:

Land in Davidson County, Tennessee, being Lot No. 14 of Block F on the Plan of Cherokee Park, Section 1, as of record in Book 547, Pages 169 and 170, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ronald L. Marcou by deed from Christine Jarrett of record in Book 9347, Page 831, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

0574253

IDENTIF. & REFERENCE

99 APR 14 PM 3:30

CECIL CRAWFORD REGISTER
DAVIDSON COUNTY, TN.

2534 04/14 0101 03CHECK 1002.60

unimproved ( )
This is improved (X) property known as 330 Lauderdale Road, Nashville, TN 37205
(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 8th day of April, 19 99

Ronald L. Marcou by Michael Sanderson as atty. in fact

Ronald L. Marcou
by Michael Sanderson as atty. in fact

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 [redacted]

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 Nashville, Tennessee, this 8th day of April, 19 99.

Commission expires: _____

_____
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

State of Tennessee
County of DAVIDSON

On this the 08TH day of APRIL, 1999, before me personally appeared MICHAEL SANDERSON to me known to be the person who executed the foregoing instrument in behalf of RONALD L. MARCOU as HIS Attorney in Fact, and acknowledged that HE executed the same as the free act and deed of the said RONALD L. MARCOU.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 08TH day of APRIL, 1999.

My Commission Expires:
9/28/2002

_____
Notary Public

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires SEPT 28, 2002

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

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 11432 PG. 184

0574253

IDENTIF. & REFERENCE

99 APR 14 PM 3:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	268000.00
CON TX	991.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1002.60
CHECK	1002.60

04/14/99 01 15:32 0001 2534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451508