WARRANTY DEED

File Box 9B
First Title & Escrow
Company, Inc.

16360

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

BOOK 11450 PG. 853

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MELANIE MAITLAND (NAME)	SUNSHINE MORTGAGE CORPORATION (NAME)	Map 142-6-A
810 Bellevue Road #198 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9274 (STREET ADDRESS)	Par. 198.00 Co.
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Marietta, Georgia 30065 (CITY) (STATE) (ZIP)	F.B. 9D67098

FOR AND IN 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, KAREN F. CATIGINANI, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELANIE MAITLAND, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 198, Building 27 together with garage designated No. 4 on the Plan of "Peppertree", Creekside Meadows Condominiums of record in Plat Book 4675, pages 128 thru 130, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of "Peppertree", Creekside Meadows Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800,Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, pages 723 and 724, Book 6874, page 354, and Book 7610, page 973, said Register's Office.

Being the same property conveyed to Karen F. Catiginani, single by deed from Richard Holton and wife, Gaye Holton and Linda P. Holton (now Linda J. Paysinger) of record in Book 6396, page 935, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4834, page 257, amended in Book 4984, page 174, Book 5045, page 800, Book 5086, page 80, Book 5259, page 5, Book 6237, page 644, Book 6535, pages 723 and 724, Book 6874, page 354, Book 7610, page 973; (3) Charter of record in Book 4836, page 610; and (4) All matters appearing on the Plan of record in Plat Book 4675, pages 128 thru 130, said Register's Office.

unimproved ( )
This is improved (XX property, known as 810 Bellevue Road #198, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of March, 19 99

Karen Catiginani

KAREN F. CATIGINANI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11450 PG. 854

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN F. CATIGINANI 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, 19 99.

My commission expires 9/18/99 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

99 APR 28 AM 10:17
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

INSTRUMENT # REFERENCE
057952B528

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,500.00

Melanie Maitland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 99

MY COMMISSION EXPIRES: 9/18/99 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

KAREN F. CATIGINANI

TO

MELANIE MAITLAND

PLEASE RETURN
TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11450 PG. 855

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

0579528

IDENTIFICATION REFERENCE

99 APR 28 AM 10:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CONV TX	72500.00
CONV TX	268.25
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	279.25
CHECK	279.25

04-28-99 01 10:20 0001 8168

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478090