THIS INSTRUMENT PREPARED BY AMY E. ADAMS, ATTORNEY
2908 POSTON AVENUE, NASHVILLE, TENNESSEE 37203

WARRANTY DEED

Owner Address for Tax Notice:

Teresa A. Fox
1711 Bonner Drive
Nashville, TN 37215

Lienholder Name/Address

Sunshine Mortgage Corp
P.O. Box 9274
Marietta, GA 30065

Map/Parcel No.: 131-3-110/16DA23605

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand, this date paid, and other good and valuable consideration, We, Lucca Properties, LLC, this day bargained and sold, and do hereby transfer and convey unto, Teresa A. Fox, her heirs and assigns, certain real estate located in Davidson County, Tennessee, being all or a portion of Tax Map and Parcel No., 131-3-110/16DA23605,described as follows:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Green Hills Subdivision, No. 2 of record in Plat Book 547, Page 139, Register's Office for said County.

SAID Lot No. 39 fronts 80 feet on the southerly margin of Bonner Avenue and extends back between parallel lines 150 along the easterly margin of Green Hills Avenue, save and except for a small triangular out of the northwest cornershown on said plan taken for the curve at the intersection of Bonner Avenue and Green Hills Avenue.

BEING the same property conveyed to Lucca Properties, LLC by deed from Tom Allen and Kathy Elam, of record in Book 11098, Page 693, Register's Office for said County.

Said Conveyance is subject to: (1) 1998 Taxes unpaid in the amount of $1884.69 with penalty and interest of $56.54 through April; (2) 1999 Taxes and subsequent years which constitute a lien but are not yet due and payable; (3) All matters as shown on The Plan of Record in Plat Book 547, Page 139, said Register's Office shows an Owner's Certificate.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, have a good right to convey same, and that same is unencumbered except for the 1998 Taxes as previously noted, and the 1999 Davidson County real estate taxes, which have been prorated to closing and for which grantees shall be ultimately responsible.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 29th day of April, 1999.

Michael Marchetti/Lucca Properties

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Marchetti** personally known to me or proved upon satisfactory evidence, and who upon oath acknowledged himself to be Chief Manager of **Lucca Properties, LLC**, a limited liability corporation, and in my presence affixed his signature to the within instrument, further acknowledging that he did so in his capacity as such officer of said corporation, for the purpose of binding the corporation thereto, for the purpses therein contained, having been fully authorized so to do.

Witness my hand and official seal, this 29th day of April, 1999.

NOTARY PUBLIC

My commission expires: My Commission Expires JAN. 25, 2003

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer, is $237,500.00

AFFIANT

AFFIANT

Sworn to and subscribed before me, this

29th day of April, 1999.

NOTARY PUBLIC OR REGISTER

Commission Expires: 5/27/2001

99 MAY -4 PM 4:05

MAIL ENV.

05582666

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11462 PG. 776

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

05826666

REGISTER'S OFFICE

99 MAY -4 PM 4:05

REGISTER
DAVIDSON COUNTY, TN.

CASH

237500.00

CON TX	878.75
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	889.75
CHECK	889.75

05/04/99 01 16:08 0001 1460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456146