14-A

BOX #14A

WARRANTY DEED

G=12777-2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

BOOK 11463 PG. 648

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
C. CRAIG SARGENT	SUNSHINE MORTGAGE CORPORATION	MAP 131-06-0-H
(NAME)	(NAME)	
628 Cherry Glen Circle	P. O. Box 9274	PARCEL 075.00co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Marietta, GA 30065	FB #07DA-93347
(CITY) (STATE) (ZIP)	(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, CRAIGHEAD DEVELOPMENT, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. CRAIG SARGENT AND LISA R. SARGENT, HUSBAND AND WIFE

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 on the Plan of Village of Cherry Glen, Phase 4, a Planned Unit Development, as of record in Book 9700, Page 664, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Craighead Development, LLC, by Deed from Cherry Glen Partners, L.P., a Tennessee limited partnership, of record in Book 11129, Page 378, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions in Book 9882, Page 739, First Amendment in Book 10318, Page 92, Second Amendment in Book 10594, Page 695, Third Amendment in Book 11186, Page 932, and Fourth Amendment in Book 11323, Page 247, all of record in the Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

747 CD/02 0:01 CHECK 1121.00

unimproved ( )
This is improved (X) property, known as 628 Cherry Glen Circle, Nashville, TN 37215
(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 30th day of April 19 99

CRAIGHEAD DEVELOPMENT, LLC

By:
JEFFREY D. DAVIS, CHIEF MANAGER

99 MAY -5 A10:01

0582908

REGISTER'S OFFICE REFERENCE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

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 _____ respectuvely 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)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared JEFFREY D. DAVIS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager of CRAIGHEAD DEVELOPMENT, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 1999.

My Commission Expires: May 27, 2001

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11463 PG. 642

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

0582908

INSTRUMENT REFERENCE

99 MAY -5 AM 10:53

[illegible]

[illegible] 300000.00
CO TX 1110.00
PRFEE 1.00
MISC 9.00
CFEE 2.00
TOTAL 1121.00
CHECK 1121.00
[illegible] 10:5[illegible] 0001 1747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456428