WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: Exp 05/27/2001
(AFFIX SEAL)

JOHN W. LEEGUNE HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh McKenzie (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 147-01
338 Binkley Drive (ADDRESS)	P. O. Box 9274 (ADDRESS)	PARCEL 121
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Marietta, Georgia 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, Katherine W. Leinard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Josh McKenzie and Michael D. McKenzie, both unmarried, joint tenants with right of survivorship

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. 387 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, page 131, Register's Office for said County, and revised and corrected by an amendment thereof, as of record in Book 3185, page 2, said Register's Office.

Being the same property conveyed to John W. Leinard and wife, Katherine W. Leinard by deed from The Kennedy Corporation, of record in Book 3283, page 245 and corrected in Book 3308, page 311, said Register's Office. John Willard Leinard died on September 11, 1983 and upon his death, title was vested in Katherine W. Leinard as the sole surviving tenant by the entirety. John Willard Leinard and John W. Leinard are one and the same person. *

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2900, page 131 as amended in Book 3185, page 2, said Register's Office; and (c) restrictive covenants of record in Book 1788, page 108 and Book 3164, page 222, said Register's Office. *

unimproved ( )
This is improved (X) property, known as 338 Binkley Drive, Nashville, Tennessee 37211
(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 4th day of May 19 99

Katherine L. Leinard

Katherine W. Leinard

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 Katherine W. Leinard, unmarried, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 1999.

Commission expires

Notary Public

GARY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp 05/27/2001

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

05832217
99 MAY -5 PM 3:05
MAIL ENV.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11465 PG. 15

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

05832117

IDENTIFICATION REFERENCE

99 MAY -5 PM 3:05

RECORDED
IN DAVIDSON COUNTY, TN.

CAMT
123200.00
CON TX 455.84
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 466.84
CHECK 466.84

05/05/99 01 15:08 0001 2067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456745