This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11468 PG. 603

ADDRESS NEW OWNER:
Timothy J. Elswick & Kristy O. Elswick
3109 Fisher Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Sunshine Mortgage Corporation
2401 Lake Park Dr., Suite 300
Smyrna, GA 30080

MAP **84-12**
GROUP
PARCEL **5**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Edwin Ronald Green, married** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Timothy J. Elswick and wife, Kristy O. Elswick**, 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. 23 on the Plan of Sunny Acres, Section II, of record in Book 2663, page 39, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Edwin Ronald Green, unmarried by deed from Sherry Gayle Green Taft and Brent Edwin Green, unmarried of record in Book 8578, page 616, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 3109 Fisher Drive, Nashville, Tennessee 37214.

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, GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

1873 05/07 0101 CHECK 540.10

Vickie Green, spouse of Edwin Ronald Green, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital otr otherwise.

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

99 MAY -7 AM 9:13
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

05833983

WITNESS our hands this the 5th day of May, 1999.

Edwin Ronald Green

Edwin Ronald Green

Vickie Green

Vickie Green

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Edwin Ronald Green and Vickie Green**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of May, 1999.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $143,000.00.

Edwin Ronald Green

AFFIANT

Subscribed and sworn to before me on this 5th day of May, 1999.

Robert M. Loffi

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11468 PG. 605

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

0583983

IDENTIFICATION REFERENCE

99 MAY -7 AM 9:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	143000.00
CON TX	529.10
PRFEE	1.00
WDEED	6.00
CFEE	2.00
TOTAL	540.10
CHECK	540.10

05/07/99 01 09:16 0001 2873

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457541