Box 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 3/10/2003
(AFFIX SEAL)

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN. My Commission Expires 3/10/2003

BOOK 11473 PG. 319

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Brett Sneed	Sunshine Mortgage Corporation	101-03-A-013.00CO
(NAME)	(NAME)	
6556 Broken Bow Drive	2401 Lake Park Drive; Suite 300	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Smyrna, GA 30080	
(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, Eugene A. Collins and wife, Lisa Dawn Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Brett Sneed and wife, Sherryl L. Sneed

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. 13 on the Plan of Section One, Indian Creek Estates, as of record in Plat Book 9700, pages 556 and 557, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eugene A. Collins by deed from Gregory S. Perrone, Trustee, with full power to transfer, convey, lease, mortgage or otherwise, of record in Book 10777, page 361, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 556 and 557; all matters appearing on the Plan of record in Plat Book 9700, page 391; restrictions of record in Book 10752, page 553; by-laws of record in Book 11033, page 509; dedication of common area of record in Book 11033, page 519; charter of record in Book 11031, page 79; storm water detention agreement of record in Book 10729, page 380; and easement of record in Book 6549, page 403; all of record in the Register's Office for Davidson County, Tennessee.

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

I, Lisa Dawn Collins, wife of Eugene A. Collins, do hereby join in the provisions of this instrument for the purpose of transferring unto the said J. Brett Sneed and wife, Sherryl L. Sneed, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

unimproved ( )
This is improved (X) property, known as 6556 Broken Bow Drive, Antioch, Tennessee 37013
(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 7th day of May 19 99

Eugene A. Collins

Lisa Dawn Collins by

Lisa Dawn Collins by her Attorney-in-Fact Eugene A. Collins

BOOK 11473 PG. 320

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene A. Collins

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 7th day of May 99.

Commission expires 3/10/2003

Notary Public

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires 3/10/2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Eugene A. Collins, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-Fact for Lisa Dawn Collins, the within named bargainor(s), and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lisa Dawn Collins, the within named bargainor(s) by the said Eugene A. Collins as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee, this the 7th day of May, 1999.

NOTARY PUBLIC

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires 3/10/2003

My Commission Expires: 3/10/2003

WARRANTY DEED

FROM

Eugene A. Collins

TO

J. Brett Sneed and wife,
Sherryl L. Sneed

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

RECORDING FEE 17.50
DP FEE 2.00
GENERAL SERVICES 05/31 0304

BILL GARNETT
REGISTER
DAVIDSON COUNTY, TN.

99 MAY 11 PM 12:52

INSTRUMENT NUMBER / REFERENCE
85452

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11473 PG. 321

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

0585452

IDENTIFICATION REFERENCE

99 MAY 11 PM 12:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	AMT
	165000.00
CON TX	610.50
PRFEE	1.00
MORTG	8.00
CFEE	2.00
TOTAL	621.50
CHECK	621.50

05/11/99 01 12:56 0001 4449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459101