THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 105,000.00

Affiant

Subscribed and sworn to before me, this 26th day of May 1999

Notary Public

My Commission Expires: 9. 24. 2001

BOOK 11500 PG. 539

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ZACHARY B. PROVONCHEE 5006 Dakota Avenue Nashville, Tennessee 37209	SUNSHINE MORTGAGE CORPORATION P.O. Box 9274 Marietta, Georgia 30065	MAP 91-15 PARCEL 238

WARRANTY DEED

7409 05/28 0101 03CHECK 399.50

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIVE THOUSAND AND NO/100---------- ($ 105,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , STEVE DUKES, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto ZACHARY B. PROVONCHEE, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of the south part of Block 17 on the Plan of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's 1st Addition, as shown on plat of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate legal description.

BEING the same property conveyed to Steve Dukes by deed from Timothy J. Miller and wife, Eileen H. Miller, of record in Book 10441, page 117, Register's Office for Davidson County, Tennessee.

05929 49
WEN I.R. & REFERENCE
99 MAY 28 PM 3:06
DAVIDSON COUNTY, TN.

This is improved property known as 5006 Dakota Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Realty Savings Rev Plan of West Ext Charlotte Park of record in Book 421 , page 18, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s himself___, _his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, _his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF _I__ have hereunto set _my_ hand___on this the __26th__ day of _____May_____, 19 99.

BOOK 11560 PG. 540

STEVE DUKES

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _STEVE DUKES, UNMARRIED_____, 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 this __26th__ day of _____May_____, 19 99.

Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____ , 19 ____.

Notary Public

My Commission Expires: _____

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11500 PG. 541

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

0592949

IDENTIFICATION REFERENCE

99 MAY 28 PM 3:05

REGISTER
DAVIDSON COUNTY, TN.

CAMT	105000.00
CDN TX	388.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	399.50
CHECK	399.50

05/28/99 01 15:09 0001 2409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466958