WARRANTY DEED

BOOK 11527 PG. 40

RUTH M. FORAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99

Notary Public Ruth M. Foran

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtney Poe (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 165-09-0-A
1817 Lakewood Village Drive (ADDRESS)	P.O. Box 9274 (ADDRESS)	PARCEL 013.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Marietta, GA 30065 (CITY) (STATE) (ZIP)	02D7B253

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, Fischer & Ford Group, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Courtney Poe, an unmarried man

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. 49 on the Plan of Lakewood Village, Section One, of record in Book 9700, Page 555 (Boundary Plat of record in Book 9700, page 464), Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being a part of the same property conveyed to Fischer & Ford Group, LLC by deed from Annie Elizabeth Parry Executor of the Estate of Fannie Lou Wheeler of record in Book 10535, page 523 Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1999 and subsequent years, and to restrictions and easements of record.

0599587
RECEIVED FOR REFERENCE
99 JUN 14 PM 2:46
HILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1817 Lakewood Village 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 28th day of May 19 99

Fischer & Ford Group, LLC
By: James A. Ford
James A. Ford, Secretary

STATE OF TENNESSEE
COUNTY OF

BOOK 11527 PG 41

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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James A. Ford and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Secretary and _____ respectively of the Fischer & Ford Group, LLC the within named bargainor, and corporation, and that he as such Secretary 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 James A. Ford as such Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 28th day of May 19 99 .

My commission expires July 12, 1999

Ruth M. Foran
Notary Public

RUTH M. FORAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

507 06/14 0101 03CHECK 480.53

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11527 PG. 42

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

0599587

INSTRUMENT # REFERENCE

99 JUN 14 PM 2:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	126900.00
CON TX	469.53
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	480.53
CHECK	480.53

06/14/99 01 14:49 0001 9507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473930