CHRISTY K. DAVIDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 9/18/99

BOOK 11530 PG. 569

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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
ANDREA MIRIAM STRAUS	Sunshine Mortgage Corporation	MAP 104-15
(NAME)	(NAME)	
2109 WESTWOOD AVENUE	P.O.Box 9274	PARCEL 403
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212	Marietta, GA 30065	
(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, ROBERT KINCAID

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREA MIRIAM STRAUS AND HUSBAND, ROBERT DAVID SHAUL

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. 2 on the Plan of Resubdivision of Lot 54 of Belair of record in Book 6050, Page 590, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more a complete and accurate description thereof.

Said Lot No. 2 fronts 50.00 feet on the southerly side of Westwood Avenue and extends back between parallel lines 180.86 feet to an alley in the rear.

Being the same property conveyed to Robert F. Kincaid by deed from Charles Lee Hearn, Mary Alice Hearn Heard, Nancy Hearn Clark, Mildred Hearn Dillard, Marcia Hearn Stovall and Suzanne Hearn Lusk of record in Book 10649, Page 716, Register's Office for Davidson County, Tennessee. Said Deed being re-recorded to correct a scrivener's error in the legal description of record in Book 10911, Page 11, said Regiser's Office.

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 6050, page 590, in the Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR.

unimproved ( )
This is improved (X) property, known as 2109 WESTWOOD AVENUE, NASHVILLE, TN 37212
(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 15th day of June 19 99

Robert F Kincaid by John G Brittle Jr attorney-in-fact

ROBERT KINCAID BY JOHN G. BRITTLE, JR. HIS ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF

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 Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John G. Brittle, Jr.**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Robert F. Kincaid**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of June, 1999.

Catherine R. Tice
Notary Public

My Commission Expires: 5/28/2000

CATHERINE R. TICE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ROBERT KINCAID

TO

ANDREA MIRIAM STRAUS AND
HUSBAND, ROBERT DAVID SHAUL

RETURN TO:

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

99 JUN 16 PM 1:38
REGISTER
DAVIDSON COUNTY, TN.

- MAP - PARCEL - INSURED REFERENCE -

06005543

EXHIBIT "A"
To
Warrranty Deed

BOOK 11530 PG. 571

FROM: Robert F. Kincaid

TO: Andrea M. Straus and spouse, Robert D. Shaul

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant has no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

John G. Brittle, Jr., Affiant

Sworn to and subscribed before me this

15th day of June, 1999.

Catherine R. Tice
Notary Public

My Commission Expires: 5/28/2000

CATHERINE R. TICE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0540 06/16 0101

03CHECK 1198-63

Widoc: PAB Exhib TD—9/91

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11530 PG. 572

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

0600543

99 JUN 16 PM 1:38

REGISTER
DAVIDSON COUNTY, TN.

CAMT 319900.00
CON TX 1183.63
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1198.63
CHECK 1198.63

06/16/99 01 13:41 0001 0540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479139