THIS INSTRUMENT PREPARED BY:

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

Mail

THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION

RE RECORD

BOOK 11532 PAGE 113

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

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 2409 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.

**BEGINNING at a point in the north margin of Dakota Avenue, 110.0 feet east of the easterly margin of 51st Avenue, North; 150.0 feet to a point in the north margin of an alley; thence with the margin of said alley, easterly 50.0 feet to a point; thence southerly 150.0 feet to the north margin of Dakota Avenue; thence westerly with the margin of the same, 50.0 feet to the beginning.

99 MAY 28 PM 3:06
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION & REFERENCE 05929 49

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 binds 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.

STEVE DUKES

BOOK 11500 PG. 540

RE RECORD

BOOK 11532 PAGE 114

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, 1999.

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: _____

RE-RECORD

99 JUL 17 AM 10:47

REGISTER
DAVIDSON COUNTY, TN.

0600968

10-00 CHECK 1010 07/20 1560