WARRANTY DEED

MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

BOOK 11558 PAGE 58

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,510.04

Keith Douglas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 99

Melody A. Hayes
Notary Public

MY COMMISSION EXPIRES: 8/5/2002
(AFFIX SEAL)

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
Keith Douglas	Sunshine Mortgage Corporation	MAP 165-09-A
(NAME)	(NAME)	
1901 Port James Circle	P.O. Box 9274	PARCEL 5CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Marietta, GA 30065	2D78856
(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, James A. Ford and wife, Zoraida V. Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith Douglas and wife, Christina Douglas

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. 5 on the Plan of Lakewood Village, Section One, A PUD, of record in Book 9700, Page 555, 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 Fischer & Ford Group, LLC by deed from Annie Elizabeth Perry, 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.

8207 07/06 0101 03CHECK $0.78

99 JUL -6 AM 8:26

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

IDENTIF. → REFERENCE 0607718

uninproved ( )
This is improved (X) property, known as 1901 Port James Circle, 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 our hand s this 30th day of June, 19 99

James A. Ford

Zoraida V. Ford By James A. Ford
Attorney-in-Fact

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 James A. Ford

the bargainor _____, with whom I am personally acquainted and who 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 30th day of June, 19 99.

Commission expires 8/5/2002

MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Melody A. Hayes
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

State of Tennessee
County of Williamson

Before me, Melody A. Hayes **, a Notary Public within and for the State and County aforesaid, personally appeared James A. Ford with whom I am personally acquainted or proved to me on the basis of satisgactory evidence, to be the person who executed the foregoing instrument in behalf of Zoraida V. Ford and who acknowledged that he executed the same as the free act and deed of said Zoraida V. Ford.**

Witness my hand and official seal at Brentwood, Tennessee, this the 30th **day of** June **, 1999.**

My Commission Expires:

8/5/2002

MELODY A. HAYES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Melody A. Hayes
NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11558 PAGE 60

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

0607718

IDENTIF. & REFERENCE

99 JUL -6 AM 8:26

JOE A. HARRELL REGISTER
DAVIDSON COUNTY, TN.

CAMT	127510.00
CON TX	471.78
PRFEE	1.00
MBEED	8.00
CFEE	2.00
TOTAL	482.78
CHECK	482.78

07/06/99 01 08:27 0001 B207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486606