BOX 15

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 115,500.00

James P. Rector
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 19 99

Notary Public

MY COMMISSION EXPIRES: April 22, 2001
(AFFIX SEAL)

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

BOOK 11590 PG 277

THIS INSTRUMENT WAS PREPARED BY
Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Rector	Sunshine Mortgage Corporation	095-08-0 122.00
(NAME)	(NAME)	
228 Cumberland Circle	P. O. Box 9274	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, Sarah A. Essman and Lillian R. Abadie, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Rector and wife, Kristi D. Rector

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. "A" on the unrecorded Map showing the subdivision of Lot Nos. 90 to 93 both inclusive on the Plan of Bluefields, Section No. 2, as of record in Book 843, Page 34, Register's Office for Davidson County, Tennessee, said Lot No. "A" being a part of Lot No. 93 of said subdivision, and being described according to an unregistered copy of a survey thereof made February 10, 1940, by Z. J. Wilkinson, Surveyor, as follows:

BEGINNING at a point in the westerly margin of Cumberland Circle 50 feet North of the common original corner of Lot Nos. 92 and 93, and being the common corner of Lots "A" and "B" of said re-subdivision; thence, with the line between Lots "A" and "B" westerly 290 feet to a point which is 125 feet North of the common westerly corner of said original Lot Nos. 92 and 93; thence, northerly 150 feet to point which is 55 feet South of the original corner of Lot Nos. 93 and 94; thence, easterly 305 feet to a point in the westerly margin of Cumberland Circle; thence, with the margin of the same southerly around a light curve 75 feet to the point of BEGINNING.

BEING the same property conveyed to Sarah A. Essman and Lillian R. Abadie, by deed from John Egan, Sr., of record in Book 10308, Page 867, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THIS instrument is being executed in behalf of Sarah A. Essman and Lillian R. Abadie, pursuant to a Power of Attorney executed by same on the 20th day of July, 1999, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 228 Cumberland Circle, Nashville, TN 37214
(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 23rd day of July, 19 99

Sarah A Essman by Kristi Essman attorney in fact
Sarah A. Essman

Lillian R. Abadie by Kristi Essman attorney in fact
Lillian R. Abadie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11590 PG. 278

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah A. Essman and Lillian R. Abadie, both unmarried

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July 19 99.

Commission expires April 22, 2001

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 DAVIDSON)

On this 23rd day of July, 1999, before me personally appeared Chris Framan, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the same as the free act and deed of the said Sarah A. Essman and Lillian R. Abadie.

Notary Public - Larry L. Westbrook

My Commission Expires: April 22, 2001

LARRY L. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

99 JUL 27 PM 1:50
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

06161178

Warranty Deed from Sarah A. Essman and Lillian R. Abadie, to James P. Rector and wife, Kristi D. Rector.

Return to:
Steltemeier & Westbrook, Attys
2002 Richard Jones Rd., C-101
Nashville, TN 37215

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

06164178
IDENTIF. ↑ REFERENCE

99 JUL 27 PM 1:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11590 PG. 279

DAMT
REE 30.00
CO TX 427.35
PRFEE 1.00
MISC 0.00
CFEE 0.00
TOTAL 488.35
CHECK 488.35

07/27/99 03 13:54 3301 7838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1495901