RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Rachelle D. Cox
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28 DAY OF JULY, 19 99.

Mitchell A. Watts
NOTARY PUBLIC

My Commission expires: 1-29-2001

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

(615) 385-2804 THIS INSTRUMENT PREPARED BY TN Sup Ct #003143
Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Rachelle D. Cox (NAME)	Sunshine Mortgage (NAME)	104-16-40
2208 18th Avenue, S. (ADDRESS)	P.O. Box 9274 (ADDRESS)	24W-01950
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Marietta, GA 30065 (CITY) (STATE) (ZIP)	

Warranty Deed BOOK 11597 PAGE 803

For and in Consideration of the sum of $ 210,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Gerald B. Stephenson, joined by his spouse, Catherine C. Stephenson

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Rachelle D. Cox, UNMARRIED

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being the front part of the southerly 50-feet of Lot No. 43 on the Revised plan of Blair's Subdivision of Belmont Heights, as of record at Book 332, pages 56 and 117, Register's Office for said County, and described as follows:

Said part of said Lot No. 43 fronts 50 feet on the easterly margin of 18th Avenue South (formerly Mt. Vernon Avenue) and extends back between parallel lines with the northerly margin of an alley 146 feet, more or less, to a dead line in the rear.

Being all the same property conveyed to the grantor herein by deed as of record at Book 9652, page 436 said Register's Office, and the above description is the same as appears therein. The said Catherine C. Stephenson, spouse of the said grantor, Gerald B. Stephenson, joins herein to convey any and all right, title, and/or interest she has or may have in the herein described property by virtue of her marital status with said grantor.

THIS CONVEYANCE IS SUBJECT TO 1999 property taxes, which have been prorated and the grantee assumes in full, and to the limitations as shown on said plans at BOok 332, pages 56 and 117 said Register's Office.

99 JUL 30 PM 8:14
ALL STATE REGISTER
DAVIDSON COUNTY, TN.

06184876
IDENTIF. ↑ REFERENCE

for rec

( ) unimproved
This is improved (X) property, known as 2208 18th Ave. So. , Nashville, TN 37212
(Street Number) (Street) (City) (State) (Zip)

We hereby sell to Buyer 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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 21st day of July JULY, 1999.

Gerald B. Stephenson
Gerald B. Stephenson

Catherine C. Stephenson
Catherine C. Stephenson

9852 07/30 0101 03CHECK 788.00

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF ~~TENNESSEE~~X } MISSISSIPPI
County of Hinds }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gerald B. Stephenson and wife Catherine C. Stephenson, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 21 day of JULY, 1999.

My Commission expires:
NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE.
MY COMMISSION EXPIRES: June 24, 2002.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Patricia N. Reel
Notary Public

PATRICIA N. REEL NOTARY PUBLIC HINDS COUNTY, MISSISSIPPI

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11597 PAGE 805

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

CAMT
210000.00
CON TX 777.00
PRFEE 1.00
TDEED 8.00
CFEE 2.00
TOTAL 788.00
CHECK 788.00

07/30/99 01 20:19 0001 9852

06184476
IDENTIF. ↑ REFERENCE

99 JUL 30 PM 8:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498087