File box 9B
First Title & Escrow Co., Inc.

9-B

BOOK 11599 PAGE 348

THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16673
File 16673

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $155,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 1999.

Notary Public

My Commission Expires SEPT. 23. 2000

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS WILLIAM J TROCCHI	SUNSHINE MORTGAGE CORP.	Map 103-6
5618 Knob Road	P.O. Box 9274	Par 116
Nashville, TN 37209	Marietta, GA 30065	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHRISTOPHER R. SEDITA AND WIFE, MARY ANN SEDITA,

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM J. TROCCHI AND WIFE, AMY O. TROCCHI,

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5618 Knob Road, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

0242 08/02 0101 03CHECK 584.50

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 1999.

CHRISTOPHER R. SEDITA

MARY ANN SEDITA

99 AUG -2 PM 1:25
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

061884

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, CHRISTOPHER R. SEDITA AND WIFE, MARY ANN SEDITA,

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 1999.

My Commission Expires:

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23. 2000

WARDEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Brookside Courts Addition No. 2, as of record in Plat Book 1835, page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher R. Sedita and wife, Mary Ann Sedita by deed from Ray Vaughn M. Sims and wife, Amparo Sims of record in Book 9309, page 430, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5182, page 669; and (3) All matters appearing on the Plan of record in Plat Book 1835, page 47, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11599 PAGE 350

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

06188441

IDENTIF. & REFERENCE

99 AUG -2 PM 1:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	155000.00
CON TX	573.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	584.50
CHECK	584.50

08/02/99 01 13:30 0001 0242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1498468