This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
414 Union Street, Suite 1800
Nashville, TN 37219
File No. 00292172

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REGISTER
DAVIDSON COUNTY, TN.

0620621
IDENTIF. # REFERENCE

RETURN TO:
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Teresa P. Parks	(NAME) Sunshine Mortgage Corporation	
(STREET ADDRESS OR ROUTE NUMBER) 7013 Bay Cove Trail	(STREET ADDRESS) P. O. Box 9274	Map 141-11-A
(CITY) Nashville, (STATE) TN (ZIP) 37221	(CITY) Marietta (STATE) GA (ZIP) 30065	Parcel 67.00C0

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Dennis D. Mix and wife, Patricia D. Mix, *have this day bargained and sold, and do hereby transfer and convey unto the said* Teresa P. Parks, unmarried *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 170, on the Plan of Rolling River Estates, phase IV, of record in Book 5200, pages 184 and 185, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Dennis D. Mix and wife, Patricia D. Mix, by deed from Nancy Carol Settle, an unmarried person, of record in Book 10744, page 19, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY O F Davidson
The actual consideration or value whichever is greater, for this transfer is $ 146,000.00
Subscribed and sworn to before me this the 28th *day of* July *19* 99

Affiant

My commission expires: Exp. 07/27/2002 *(Affix Seal)*

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

This is unimproved ( ) improved ( ) property known as 7013 *(House Number)* Bay Cove Trail *(Street)* Nashville, TN *(P.O. Address) (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claimimg by, through or under the grantor.

Whenever 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 this 28th *day of* July *19* 99, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Dennis D. Mix

Patricia D. Mix

08/05 0101 03CHECK 551.20

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, STAN FRIDDELL, *a Notary Public in and for said County and State , the within named bargainor* Dennis D. Mix and wife, Patricia D. Mix, *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 HARRISON TENN. *this* 24 *day of* JULY, *19*99.

Notary Public

STAN FRIDDELL NOTARY PUBLIC AT LARGE HAMILTON CO. TENN.

My Commission Expires: 2-10-01

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, STAN FRIDDELL, *a Notary Public of the State and County aforesaid, personally appeared* DENNIS D MIX & PATRICIA D MIX, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and official seal, at office in HARRISON TENN, *this* 24 *day of* JULY, *1999.*

Notary Public

STAN FRIDDELL NOTARY PUBLIC AT LARGE HAMILTON CO. TENN.

My Commission Expires: 2-10-01

Encumbrances:

1) Taxes for 1999: A lien, but not yet due and payable.

2) Restrictive Covenants contained in an instrument of record in Book 4788, page 960, as amended by instrument of record in Book 4871, page 640, and made applicable to Phase IV by instrument of record in Book 5463, page 238, Register's Office for Davidson County, Tennessee.

3) Subject to all matters shown on the Plan of record in Book 5200, pages 184 and 185, Register's Office for Davidson County, Tennessee.

4) Declaration of Covenants, Conditions and Restrictions including the liens for annual and special assessments all as set forth and contained in the instrument of record in Book 4892, page 689, and made applicable to Phase IV by instrument of record in Book 5463, page 238, Register's Office for Davidson County, Tennessee.

5) By-Laws of Rolling River Estates, Inc., of record in Book 4892, page 679, said Register's Office, made applicable to Phase IV by instrument of record in Book 5463, page 238, said Register's Office.

6) Subject to rights of others in and to the common areas/elements.

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

0620621
IDENTIF. ↑ REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

E:ENT

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E:ENT 0.00

CAMT	146000.00
CON TX	540.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	551.20
CHECK	551.20

08/05/99 01 08:55 0001 2141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500343