Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

BOOK 11609 PAGE 962

39-B
File #99-1482

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Allan McClain, and spouse Charlotte W. McClain , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Beth A. Fortune, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee described as follows: To Wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 52 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for said County.

Said part of Lot No. 52 fronts 50 feet on the southerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines, 157.9 feet to an alley.

Being the same property conveyed to Allan McClain and Charlotte W. McClain, husband and wife, by deed of record in Book 10464, Page 401, Registers office for said County.

99 AUG -6 PM 2:21
RECEIVED FOR REFERENCE
06214464

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 4023 Nebraska Avenue, Nashville TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of July, 1999

Allan McClain

Charlotte W. McClain

07/30/1999 03CHECK 676.63

State of ~~Tennessee~~ Virginia
~~County of Davidson~~
City of Martinsville

On this 30th day of July, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Allan McClain and Charlotte W. McClain, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 10-31-99

State of ~~Tennessee~~ Virginia
~~County of Davidson~~
City of Martinsville

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 179,900.00.

x
Affiant

Sworn and subscribed before me on this the 30th day of July, 1999.

Notary Public

My Commission Expires: 10-31-99

NEW OWNER:
Beth A. Fortune
4023 Nebraska Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
Sunshine Mortgage Corporation
2401 Lake Park Drive, #300
Smyrna, GA 30080

TAX MAP-PARCEL #:
103-4-402

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11609 PAGE 964

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

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0621464

ILLEGIBLE REFERENC

CAMT
179900.00
CON TX 665.63
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 676.63
CHECK 676.63

08/06/99 01 14:27 0001 3021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501213