WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES 5/27/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles E. Gifford	Sunshine Mortgage Corporation	119-02 57.00
(NAME)	(NAME)	
201 Garwood Drive	P.O. Box 9274	6DA 09359
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	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, Ruth Shields Dickey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Gifford, unmarried

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:

1748 08/18 0101 03CHECK 214.50

Land in Davidson County, Tennessee, BEING Lot No. 15 on the Plan of Cunningham Heights, of record in Plat Book 2331, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Dorothy R. Dickey, by deed from Joe Wayne Long and wife, Martha T. Long, of record in Book 4223, page 658, Register's Office for Davidson County, Tennessee. The said Dorothy R. Dickey having died intestate and her interest having past to her only heir at law, Ruth Shields Dickey.

This conveyance is subject to the following: Taxes for the year 1999 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 2480, page 455; Easement of record in Book 4337, page 703; Plan of record in Plat Book 2331, page 76; all in the Register's Office for Davidson County, Tennessee.

The subject property is not now nor has it ever been the primary residence of Ruth Shields Dickey.

unimproved ( )
This is improved (X) property, known as 201 Garwood Drive, Nashville, TN 37210
(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 my hand this 17th day of August 1999

Ruth Shields Dickey

Ruth Shields Dickey
by Mary Jean Corn,
atty-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mary Ann Conn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney in Fact for Ruth Shields Dickey, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Ruth Shields Dickey, the bargainor, by the said, Mary Ann Conn, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 17th day of August, 1999.

Notary Public

My Commission Expires: 5/27/2001

0625870
IDENTIF. # REFERENCE
99 AUG 18 PM 2:13
REGISTER
DAVIDSON COUNTY, TN.

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

0625870

IDENTIF. & REFERENCE

99 AUG 18 PM 2:13

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11624 PAGE 792

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

08/18/99 01 14:13 0001 7746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507983