Realty 7.50

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires
1-29-2000

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

x Jonathan Paul Kelly
Affiant

Subscribed and sworn to before me this 27th day of August, 1999.

Notary Public
My commission expires: 01/29/00

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathan Paul Kelly	Sunshine Mortgage Corporation	160-4-60
405 Eatherly Drive	P. O. Box 9274	
Nashville TN 37220	Marietta, GA 30065	

WARRANTY DEED

BOOK 11640 PAGE 167

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Eric B. Albrecht and wife, Christy M. Albrecht hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jonathan Paul Kelly hereinafter called the Grantees their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 1118 on the Plan of Brentwood Hall, Section XI, of record in Book 2331, Page 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric B. Albrecht by deed from Phillip C. Grisham and wife, Gloria Jeanne Grisham of record in Book 10622, Page 882, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 405 Eatherly Drive, Nashville, Tennessee 37220

[illegible] 529.00

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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of August, 1999.

Eric B. Albrecht

Christy M. Albrecht

06 [illegible]
[illegible] REFERENCE
99 AUG 30 PM 1:35
[illegible]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Eric B. Albrecht and Christy M. Albrecht with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purpose therein contained

Witness my hand, at office in Brentwood, Tennessee, this 27th day of August, 1999.

Notary Public

My Commission expires: 01/29/00

BOOK 11640 PAGE 168

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

My Commission Expires
1-29-2000

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11640 PAGE 169

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

0630009

99 AUG 30 AM 1:35

CAPT

	140000.00
CON TX	518.00
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	529.00
CHECK	529.00

08/30/99 01 13:34 0001 2251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1510311