This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

ADDRESS NEW OWNER:
Jennifer Brooks Lewis & Patrick Gary Lewis
1824 Champions Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Sunshine Mortgage Corporation
2401 Lake Park Dr., Suite 300
Smyrna, GA 30080

MAP **172-8**
GROUP **B**
PARCEL **52.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Keith Rosenblum and Stan D. Roberts** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Jennifer Brooks Lewis and husband, Patrick Gary Lewis**, 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:

> Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Bridle Downs, Phase Two, of record in Book 7900, page 241, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Keith Rosenblum and Stan D. Roberts by deed from Yorktown Funding, Inc. of record in Book 10850, page 356, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1999 and subsequent years.

This is improved property known as 1824 Champions Drive, Nashville, Tennessee 37211.

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, GRANTORS do covenant with the said "GRANTEES" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

06032568
RECORDING REFERENCE
99 SEP -3 PM 3:03
REGISTER
DAVIDSON COUNTY, TN
50.00 RECORDED FOR 10/50 TAX

WITNESS our hands this the 1st day of September, 1999.

Keith Rosenblum

Stan D. Roberts

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Keith Rosenblum and Stan D. Roberts**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of September, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $146,500.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of September, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

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

BOOK 11650 PAGE 512

0632568

REFERENCE

99 SEP -3 PM 3:03

REGISTER
DAVIDSON COUNTY, TN.

CHKT

	146500.00
CON TX	542.05
PRFLE	1.00
RECD	8.00
CFEE	2.00
TOTAL	553.05
CHECK	553.05

09:03 99 01 15:03 0001 4941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512964