~~BK 1823 PG 206~~

BOOK 11670 PAGE 682

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Janet L. Donley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 4/16/2002
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY

Wilson & Weiss Title Associate, 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0638

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet L. Donley (NAME)	Sunshine Mortgage Corporation (NAME)	160-14B-16CO
5716 Brentwood Trace (ADDRESS)	P.O. Box 9274 (ADDRESS)	
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Marietta, GA 30065 (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, James V. Shell and Betty F. Shell, husband and wife and Lisa Dawn Shell and Jeffery [redacted] Binzen, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet L. Donley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Williamson~~ Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 5716 on the Plan of Brentwood Trace Condominiums, 2nd Revision, of record in Plat Book 5200, Page 261, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to James V. Shell and wife, Betty F. Shell and Lisa Dawn Shell by deed from Anthony J. Gunn of record in Book 7285, Page 889, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Jeffery [redacted] Binzen, husband of Lisa Dawn Shell, joins into this instrument for the sole purpose of conveying all interest he may have in the aforedescribed real property by virtue of his marriage.

SEP 22 11 03 AM '99

0638 REFERENCE

unimproved ( )
This is improved (X) property, known as 5716 Brentwood Trace, Brentwood, Tennessee 37027
(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 our hand S this 31st day of March 19 99

James V. Shell

Lisa Dawn Shell

Betty F. Shell

Jeffery [redacted] Binzen

$69,000.01 CHECK

4-0

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 11670 PAGE 683

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James V. Shell and Betty F. Shell, husband and wife and Lisa Dawn Shell and Jeffery [redacted] Binzen, husband and wife

the bargainor s, 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 Brentwood, Tennessee, this 31st day of March 19 99.

Commission expires 4/16/2002

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____ , 19 _____ , personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____ , 19 _____

My commission expires _____

Notary Public

~~BK 1823 PG 208~~

BOOK 11670 PAGE 684

WARRANTY DEED

FROM

James V. Shell and Betty F. Shell, husband and wife and Lisa Dawn Shell and Jeffery [redacted] Binzen, husband and wife

TO

Janet L. Donley

State of Tennessee, County of WILLIAMSON
Received for record the 05 day of
APRIL 1999 at 8:01 AM. (REC# 316232)
Recorded in official records
Book 1823 Pages 206- 208
Notebook 61 Page 480
State Tax $ 255.30 Clerks Fee $ 1.00,
Recording $ 14.00, Total $ 270.30,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS

RETURN TO:

Wilson & Weiss Title Associate
7100 Executive Center Dr. #150
Brentwood, TN 37027