PREPARED BY (AND RETURN TO): BOOK 11752 PAGE 581

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Ph. (615) 298-3312 - Fax. 292-8746
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W & I Ref: (gj) Title No: 41328
Dav. Co. File: Box 8

99 NOV 23 AM 8:25

U9900007

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas A. White 8460 Indian Hills Drive Nashville, TN 37221	Sunshine Mortgage Corporation 2401 Lake Park Drive, Suite 300 Smyrna ,GA 30080

TAX MAP-PARCEL NUMBERS: 155-10-A-96

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 212500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony M. Tuxford and spouse, Marie Tuxford**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas A. White,** 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 Lot No. 99 on the Plan of McCrory Trace Estates, of record in Book 6900, Pages 720 through 723 (inclusive), amended in Surveyor's Instrument of Correction in Book 7825, Page 429, Register's Office for said County.

SAID Lot No. 99 fronts 95.00 feet on the southwesterly margin of Indian Hills Drive and extends back 120.00 feet on the northwesterly line and 100.00 feet on the southwesterly line to a dead line in the rear, measuring 51.00 feet thereon.

BEING the same property conveyed to Anthony M. Tuxford and wife, Marie Tuxford by deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee Corporation of record in Book 10074, Page 413, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 720 through 723 (inclusive), said Register's Office, which Plan shows a 25 foot minimum building setback line from Indian Hills Drive, together with additional setback designations, and 10 and 20 foot easement for public utility and drainage purposes along the southeasterly and rear lines of said lot, which said easements extend 5 and 10 feet, respectively, over the insured property, together with an 8-inch sewer line lying therein, and a 2.5 x 25 foot utility anchor easment located on the northeasterly front corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7241, Page 597, Book 7576, Page 831 and Book 7576, Page 846, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Anthony M. Tuxford and Marie Tuxford by Pamela H. Stowell as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 8460 Indian Hills Drive, Nashville, TN 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 19th day of November, 1999.

Anthony M. Tuxford by Pamela H. Stowell Atty in Fact

Anthony M. Tuxford, By: Pamela H. Stowell, Atty-In-Fact

Marie Tuxford by Pamela H. Stowell Atty-in-Fact

Marie Tuxford, By: Pamela H. Stowell, Atty-In-Fact

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 212500.00

Affiant

Sworn and subscribed before me on the 19th day of November, 1999.

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pamela H. Stowell**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Anthony M. Tuxford** and **Marie Tuxford**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 19th day of November, 1999.

Notary Public

My Commission Expires:

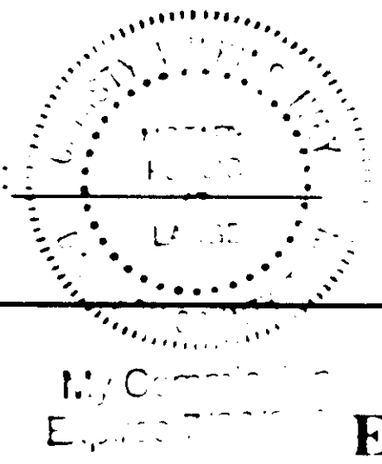


EXHIBIT "A"
To
WARRANTY DEED

FROM: Anthony M. Tuxford and Marie Tuxford

TO: Thomas A. White

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

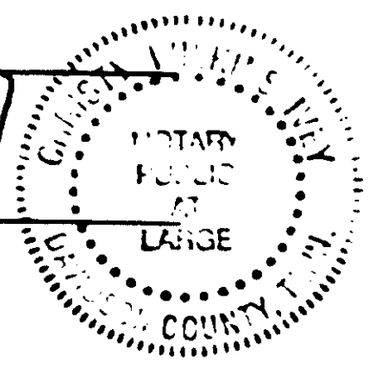
Pamela H. Stowell, Affiant

Sworn to and subscribed before me this

19th day of November, 1999.

Notary Public

My Commission Expires:



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

0660007

REFERENCE

99 NOV 23 AM 8:25

REGISTER
DAVIDSON COUNTY, TN.

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CHRT
212500.00
CON TX 786.25
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 801.25
CHECK 801.25
[illegible] 08:27 0001 4104

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541743