WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 1999

Notary Public

MY COMMISSION EXPIRES: 3/24/2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry J. Meyer (NAME)	Sunshine Mortgage Corporation (NAME)	Map 104-12-0
2109 18th Avenue, South (ADDRESS)	2401 Lake Park Drive, Suite 300 (ADDRESS)	Parcel 210.00
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Smyrna, GA 30080 (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, W. Curtis Clemmons, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry J. Meyer and wife, Mary Katherine Meyer and .

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. 12 on the Plan of Lenox Place, of record in Book 161, Page 171, Register's Office for said County, Tennessee.

Said Lot No. 12 fronts 50 feet on the westerly side of 18th Avenue South, formerly Baxter Avenue, and extends back 141 feet on the southerly line and 141 feet on the northerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to George A. Hurst, unmarried by deed from Ernest F. Sharpe and Harry K. Laughbaum, of record in Book 4631, Page 314, Register's Office for Davidson County, Tennessee. By Executor's Quitclaim Deed of record in Book 10469, Page 790, said Register's Office, W. Curtis Clemmons, as Executor of the Will of George A. Hurst conveyed the subject property to W. Curtis W. Clemmons.

This conveyance is subject to the 1999 County Taxes and any subsequent years; and subject to all matters as shown on the Plan of record in Book 161, page 171, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2109 18th Avenue South, Nashville, Tennessee 37212
(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 19th day of November 1999

W. Curtis Clemmons
W. Curtis Clemmons

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

11/29/1999 01:01 PM 21.50

STATE OF TENNESSEE, DAVIDSON COUNTY
REGISTER'S OFFICE
99 NOV 30 PM 2:19
JENNIE R. REFERENCE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

06622278

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Curtis Clemmons, unmarried the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 19th day of November 1999.

Commission expires 3/24/2001

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 _____ .

My commission expires _____

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11761 PAGE 767

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

06622278

IDENTIFICATION REFERENCE

99 NOV 30 PM 2:19

BILL GARRETT REGISTER
DAVIDSON COUNTY. TN.

CAMT	
	165000.00
CON TX	610.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	621.50
CHECK	621.50

11/30/99 01 14:19 0001 6546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544161