BOOK 11764 PAGE 139

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 99

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Ryum	Sunshine Mortgage Corporation	MAP #53-16
(NAME)	(NAME)	
629 Kings Way Drive	P. O. Box 9274	PARCEL #190.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Marietta, GA 30065	
(CITY) (STATE) (ZIP)	(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, Robert E. Lewis and wife, Jeanine Lynn Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Ryum, unmarried

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:

BEING Lot No. 11, on the plan of King Court, Section Three, of record in Plat Book 7900, Page 958, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert E. Lewis, an unmarried man by deed from Larry Powell, d/b/a Larry Powell Builders, a married person, of record in Book 10024, Page 361, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 9665, Page 540; and Book 9708, Page 522, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

The said Jeanine Lynn Lewis joins in this conveyance to convey any and all marital interest she may have in said property.

Power of Attorney of record in Book 11764, Page 138, said Register's Office.

unimproved ( )
This is improved (X) property, known as 629 Kings Way Drive, Old Hickory, TN 37138
(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 30th day of November 19 99

Robert E. Lewis
Robert E. Lewis

Jeanine Lynn Lewis
Jeanine Lynn Lewis

By Attorney in Fact

12/01 0101 03CHECK 43.13

99 DEC -1 PM 2:44
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

06627768

BOOK 11764 PAGE 140

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

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 Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mary Ashley Nichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Robert E. Lewis and wife, Jeanine Lynn Lewis as their Attorney in Fact as the free act and deed of the within named Robert E. Lewis and wife, Jeanine Lynn Lewis.

Witness my hand and official seal at Nashville, Tennessee the 30th day of November, 1999.

My Commission Expires: 3/24/01

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11764 PAGE 141

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

0662768

IDENTIFICATION REFERENCE

99DEC-1 PM 2:44

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CON TX 432.13-
CON TX 462.13
TOTAL 30.00
CHECK 30.00
12/01/99 01 14:46 0001 7078

7078 12/01 0101 03 CHECK AMT 30.00
124900.00
CON TX 432.13
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 443.13
CHECK 443.13
12/01/99 01 14:45 0001 7077

Total 473.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544682