PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 41410bw
Dav. Co. File: Box 8

Instr:200001140005097 Page: 1 OF 2
REC'D FOR REC 01/14/2000 1:26:36PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $260.85

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert J. Nevens, Jr. 225 Morton Avenue Nashville, TN 37211	Sunshine Mortgage Corporation 2401 Lake Park Drive, Suite 300 Smyrna, GA 30080

TAX MAP-PARCEL NUMBERS: 119-14-241

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 70,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Jane Lamb, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert J. Nevens, Jr.,** 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. 42 on the Plan of William Lee Subdivision of the Roth Property of record in Plat Book 1130, Page 67, Register's Office for said County.

SAID Lot No. 42 fronts 60 feet on the southerly margin of Morton Avenue and extends back between parallel lines 185 feet to a dead line in the rear, measuring 60 feet thereon.

BEING the same property conveyed to Mary Jane Lamb, unmarried by deed from Ricky Joe Adams and wife, Helen W. Adams of record in Book 6238, Page 63, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130, Page 67, said Register's Office, which Plan shows a 35 foot minimum building setback line from Morton Avenue and 10 foot easement for public utility purposes along the rear line(s); Restrictive covenants of record in Book 1300, Page 572, said Register's Office.

This is improved property, known as: 225 Morton Avenue, Nashville, TN 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 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 12th day of January, 2000.

Mary Jane Lamb

Mary Jane Lamb

State of Tennessee
County of Williamson

On this 12th day of January, 2000, before me the undersigned authority, personally appeared **Mary Jane Lamb**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

My Commission Expires: _____ Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 70,500.00

R J Mary Jr.
Affiant

Sworn and subscribed before me on the 12th day of January, 2000.

Notary Public

My Commission Expires: _____

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003