WARRANTY DEED

Instr:200002280019257 Page: 1 OF 2
REC'D FOR REC 02/28/2000 3:07:19PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $370.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF February, 2000

Notary Public

MY COMMISSION EXPIRES: 1-31-03
(AFFIX SEAL)

EDWARD S. RYAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER:
Brian Krebs	Sunshine Mortgage Corporation	103-04 079
(NAME)	(NAME)	
4203 Idaho Avenue	P.O. Box 9274	25W 02290
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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, Elizabeth McBride, Iona Hemmer, Lisa Tharpe, and Edward Howell Lewis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Krebs and wife, Emily Krebs

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. 104 on the Plan of the Charlotte Park Co.'s 1st Addition to Nashville, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Edward H. Hemmer and wife, Iona Hemmer, by deed from Durell Sells and wife, Jane M. Sells, of record in Book 4846 page 795, Register's Office for Davidson County, Tennessee. Edward H. Hemmer and Iona Hemmer were subsequently divorced by Final Decree of the Circuit Court of Davidson County, Tennessee, Docket No. 62258.* Edward H. Hemmer having since died intestate leaving Elizabeth McBride, [illegible] Lisa Tharpe and Edward Howell Lewis, as his heirs at law.

*converting title to Edward H. Hemmer and Iona Hemmer, tenants in common,

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 57, page 103, Register's Office for Davidson County, Tennessee; Agreed Order for Sale, Docket No. 99P-401, Probate Clerk's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4203 Idaho Avenue, Nashville, TN 37209
(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 18th day of February, 2000

Elizabeth McBride

Iona Hemmer

Lisa Tharpe

Edward Howell Lewis

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 Elizabeth McBride, Iona Hemmer, Lisa Tharpe and Edward Howell Lewis

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 18th day of February 2000.

Commission expires 1-31-04

Notary Public

EDWARD S. RYAN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, Edward S Ryan, 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