# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~110,500.00~~ 110,960.00

Shannan Leigh Starnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. WANDA F. MOKES My Commission Expires 10-9-2001

**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 NUMBERS |
|---|---|---|
| Shannan Leigh Starnes (NAME) | Sunshine Mortgage Corporation (NAME) | 91-15 348.00 |
| 303 47th Avenue North (ADDRESS) | P.O. Box 9274 (ADDRESS) | 25W 09230 |
| Nashville, TN 37209 (CITY) (STATE) (ZIP) | Marietta, GA 30065 (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, Gayla B. Henry, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shannan Leigh Starnes, 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:

Land in Davidson County, Tennessee, being the northerly 69 feet and the easterly 55 feet of Lot No. 601, of Block 27 on the Map of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's Office for said County.

Said part of Lot No. 601 fronts 69 feet on the westerly side of 47th Avenue North and extends back between parallel lines 55 feet, along the south margin of an alley to a dead line.

Being the same property conveyed Gayla B. Henry by deed from Larry C. Shaver and wife, Geraldine H. Shaver, being recorded simultaneously herewith.

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; any and all restrictions and easements of record; Plan of record in Book 57, page 103; all in the Register's Office for Davidson County, TN.

Instr:200003290031337 Page: 1 OF 2
REC'D FOR REC 03/29/2000 8:28:30AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $410.33

unimproved ( )
This is improved ( X ) property, known as 303 47th Avenue North, 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 24th day of March, 2000

Gayla B. Henry

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 Carla Henry

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of March, 2000.

Commission expires _____

Notary Public

WANDA T. NOKES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 10-9-2001

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