34-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF March 2000.

Notary Public

MY COMMISSION EXPIRES: 11-30-2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires Nov. 30, 2002

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Sue Shmaruk (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 91-15
5307 Elkins Avenue (ADDRESS)	2401 Lake Park Drive, #300 (ADDRESS)	PARCEL 58
Nashville, Tennessee 37209 (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, Tonya R. Bone and husband, Jerry M. Bone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie Sue Shmaruk

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 part of Block No. 13 on the Map of the Realty Savings Bank and Trust Compay's Revised Plan of the West Extension of Charlotte Park Company's First Addition to Nashville, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee described as follows:

Beginning on the southerly margin of Elkins, formerly Second, Avenue at a point 200 feet east of the easterly margin of Richard Avenue; thence with said Avenue eastwardly 75 feet; thence southwardly 180 feet to a proposed alley; thence with said alley westwardly and parallel to Elkins Avenue, 75 feet to a point 171.3 feet east of the easterly margin of Richland Avenue; thence 180 feet to the beginning.

Being the same property conveyed to Tonya R. Bone and husband, Jerry M. Bone by Quitclaim Deed from Tonya R. Smith, of record in Book 10907, page 822, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 421, page 18, said Register's Office.

The above legal description is the same as that in the previous deed of record.

Instr:200003300032065 Page: 1 OF 2
REC'D FOR REC 03/30/2000 3:02:31PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $525.40

unimproved ( )
This is improved (X) property, known as 5307 Elkins Avenue, Nashville, Tennessee 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 our hand s this 30th day of March 2000

Tonya R. Bone
Tonya R. Bone

Jerry M. Bone
Jerry M. Bone

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 Tonya R. Bone and husband, Jerry M. Bone

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 Nashville, Tennessee, this 30th day of March, 2000.

Commission expires

Notary Public

ROGER S. HUGGS NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY TENNESSEE

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