39-B

WARRANTY DEED

Instr:200004040033833 Page: 1 OF 2
REC'D FOR REC 04/04/2000 3:37:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $772.93

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 208,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2000.

Notary Public

MY COMMISSION EXPIRES: 7-27-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Kirshner (NAME)	Sunshine Mortgage Corporation (NAME)	142-16C-004
705 Devon Way Court (ADDRESS)	2401 Lake Park Drive, #300 (ADDRESS)	
Nashville, TN 37221 (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, Sheila R. Hagg-Rickert and husband, James E. Rickert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Kirshner and wife, Bari A. Bettan

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. 4 on the Plan of Devon Highlands, Phase I, of record in Book 7900, Page 428, to which plan reference is hereby made for a more complete description.

Together with this conveyance, Grantor conveys an appurtenant easement being placed of record simultaneously herewith.

BEING the same property conveyed to Sheila R. Hagg-Rickert and husband, James E. Rickert, by Deed from Bradley E. Jacobs, DBA Rachelle Homes, of record in Book 8936, Page 178, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7517, Page 283, Book 7517, Page 367, Book 8180, Page 222, Book 8712, Page 618, Book 8712, Page 620, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Sheila R. Hagg-Rickert and James E. Rickert pursuant to a Power of Attorney executed by same on the 24th day of March, 2000, and being filed for record simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 705 Devon Way Court, Nashville, Tennessee 37221
(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 31st day of March, 2000

Sheila R. Hagg-Rickert
By: Sheila R. Hagg-Rickert By: JTC, Attorney-in-Fact
John T. Cook, Attorney-in-fact

James E. Rickert
By: James E. Rickert By: JTC, Attorney-in-Fact
John T. Cook, Attorney-in-fact

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 _____ .

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, a _____, 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 _____, 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of March, 2000, before me personally appeared John T. Cook to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shelia R. Hagg-Rickert and James E. Rickert and acknowledged that he executed the same as the free act and deed of said Shelia R. Hagg-Rickert and James E. Rickert.

Witness my hand and official seal at Nashville, Tennessee.

Kimberly R Dougher
Notary Public

My Commission Expires: 5/27/01

