Instr:200005010042972 Page: 1 OF 2
REC'D FOR REC 05/01/2000 1:35:02PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1002.70

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys At Law
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17080

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $271,000.00

William Sanders
Affiant

Subscribed and sworn to before me, this 27th day of April, 2000.

NOTARY PUBLIC AT LARGE Notary Public

My Commission Expires:

DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
William Sanders	SUNSHINE MORTGAGE CORP.	Map 117-3-A
2719 Abbott Martin Road	P.O. Box 9274	Parcel 142.00 CO
Nashville, Tennessee 37215	Marietta, GA 30065	FB# 07DA 76103

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARY CHARLOTTE PRICE, UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM SANDERS, UNMARRIED, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2719 Abbott Martin Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of April, 2000.

Mary Charlotte Price
MARY CHARLOTTE PRICE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY CHARLOTTE PRICE, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of April, 2000.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Notary Public

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2-B, together with the appurtenant interest in the common elements of Pointset, Lots 1 and 2 Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 5256, page 444, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of (Revised) Pointset of record in Plat Book 5050, page 65, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Charlotte Price by deed from Creason Clayton Construction Company, Inc. of record in Book 5260, page 356, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 5256, page 444; (3) Easements of record in Book 5143, page 132; and (4) All matters appearing on the Plan of record in Plat Book 5050, page 65, said Register's Office.