47

Instr:200005150048900 Page: 1 OF 2
REC'D FOR REC 05/15/2000 3:17:52PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $260.48

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 70,400.00

Linda F. Starkey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
NOTARY PUBLIC AT LARGE (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda F. Starkey (NAME)	Sunshine Mortgage Corp. (NAME)	MAP 34-9
1507 Monticello Avenue (ADDRESS)	P. O. Box 9274 (ADDRESS)	PARCEL 16
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Marietta, GA 30065 (CITY) (STATE) (ZIP)	GO 5166

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, Larry Stubbs and wife, Sharon Simms Stubbs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda F. Starkey, 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 part of Lot No. 28 on the Map of BRANSFORD REALTY COMPANY'S ALTA LOMA SUBDIVISION, as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, and being designated as Tract No. 5 on the unrecorded survey showing a division of a part of Lots Nos. 28 and 30 of said subdivision for Clyde Loftis, made by N. G. Jenkins, Surveyor, dated April 4, 1959, described as follows according to said survey.

BEGINNING at a point in the center line of Monticello Drive or Avenue, at the corner of Tracts Nos. 5 and 6, said point being 315.5 feet, more or less, North from the center line of West Monticello Drive or Avenue; thence, with the line between said Tracts 5 and 6, South 88° 19' East 295 feet, more or less, to a point; thence North 2° 45' West 64 feet, more or less, to a corner of Tract No. 4, thence with the line between Tracts 5 and 4; North 88° 03' West 318.9 feet, more or less, to the center line of Monticello Drive or Avenue; thence with the center line of Monticello Drive or Avenue, South 31° 20' East 71 feet, more or less, to the point of beginning.

Being the same property conveyed to Larry Stubbs and wife, Sharon Simms Stubbs by QuitClaim Deed from Sharon Simms Stubbs, Larry Stubbs and William B. Gregory, Trustee, of record in Book 5983, Page 523, Register's Office for said County. Being the same property conveyed to Sharon Simms, now Stubbs by deed from Catherine E. Braizier, unmarried of record in Bok 5709, Page 127, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1507 Monticello Avenue, Goodlettsville, TN 37072
(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 12th day of May 2000

Larry Stubbs

Sharon Simms Stubbs
Sharon Simms Stubbs

DCTN01WC 12/88
First Data Systems, Inc.
1-800-626-5427

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 Larry Stubbs and wife, Sharon Simms Stubbs

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 Goodlettsville, Tennessee, this 12th day of May 2000.

Commission expires 10-25-23

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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