Realty 42 A

Prepared by:
Lassiter, Tidwell & Hildenbrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

ELIZABETH J. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $318,500.00

x _____
Affiant

Subscribed and sworn to before me, this 30th day of May, 2000.

_____
Notary Public
My commission expires: 11/29/03

Address of New Owner:	Send Tax Bills to:	Tax Information
Joel Goldberg	Sunshine Mortgage Corporation	130-3-71
632 Royal Oaks Place	P. O. Box 9274	
Nashville, TN 37205	Marietta, GA 30065	

Instr:200005310053979 Page: 1 OF 2
REC'D FOR REC 05/31/2000 12:36:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1178.45

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Scottie Fillebrown Quinn, now Coombs, and husband, William H. Coombs, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Joel Goldberg, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 18 on the Map of the Resubdivision of Royal Oaks, Section "A", of record in Book 1424, page 55, Register's Office for said County, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to John E. Quinn and wife, Scottie F. Quinn, by deed from William David Bartholomew, of record in Book 7037, page 277, Register's Office for Davidson County, TN. John Edward Quinn and Scottie Fillebrown Quinn have since divorced, and John Edward Quinn conveyed his interest in subject property to Scottie Fillebrown Quinn by deed of record in Book 8792, page 93, said Register's Office. Scottie F. Quinn and Scottie Fillebrown Quinn being one and the same person, and now being known as Scottie Fillebrown Quinn Coombs.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 632 Royal Oaks Place, Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 30th day of May, 2000.

Scottie Fillebrown Quinn Coombs

Scottie Fillebrown Quinn Coombs

William H. Coombs

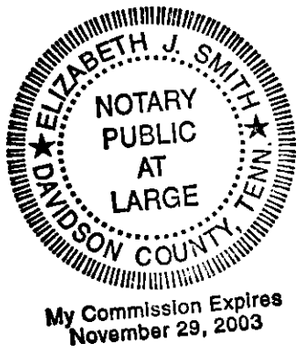
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scottie Fillebrown Quinn Coombs and husband, William H. Coombs, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 30th day of May, 2000.

Notary Public

My Commission expires 11/29/03



My Commission Expires
November 29, 2003