INSTR:200007170070033 Page: 1 OF 3
REC'D FOR REC 07/17/2000 9:06:35AM
RECORD FEE: $15.00
T. TAX: $0.00 T. TAX: $2997.00

BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $810,000.00. Beth E. Mooney **Affiant** Subscribed and sworn to before me, this 14th day of July, 2000. Notary Public My Commission Expires: 10/25/2003

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Beth E. Mooney 103 Bellebrook Circle Nashville, TN 37205	Sunshine Mortgage Corp. 2401 Lake Park Dr. Suite 300 Smyrna, GA 30080	139-5-A-03 Field Book No. 07DZ 32975

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES T. O'HARE AND WIFE, ELIZABETH W. O'HARE**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **BETH E. MOONEY, UNMARRIED**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Bellebrook of record in Book 5200, Page 442, as amended in Book 5982, Page 32, Book 6087, Page 957 and Book 6941, Page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James T. O'Hare and wife, Elizabeth W. O'Hare, by deed from Ira J. Heckman, of record in Book 9296, Page 423, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Plat Book 5200, Page 442, as amended in Book 5982, Page 32, further amended in Book 6087, Page 957, and as further amended in Book 6941, Page 122, Register's Office for Davidson County, Tennessee.

3. Driveway Easement between Bascomb W. Thomas, Jr. and wife, Suzanne C. Thomas, and Ira J. Heckman, of record in Book 8444, Page 544, Register's Office for said County.

4. Declaration of Covenants, Conditions, and Restrictions for Bellebrook, of record in Book 5938, Page 212, as amended in Book 6029, Page 807, as further amended in Book 9438, Page 564, and as further amended in Book 9596, Page 930, Register's Office for said County.

This is improved property known as 103 Bellebrook Circle, Nashville, Tennessee 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 Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of July, 2000.

James T. O'Hare

Elizabeth W. O'Hare

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JAMES T. O'HARE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of July, 2000.

Shaw C. Harrison
Notary Public

My Commission Expires: 11-29-03

STATE OF TENNESSEE)

SHAW C. HARRISON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE MY COMMISSION EXPIRES 11/29/2003

140604.1

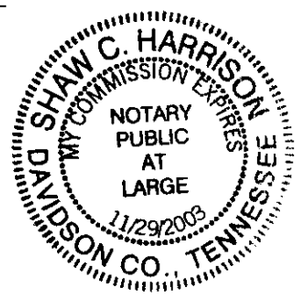
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELIZABETH W. O'HARE**, the within named bargainor, 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 14th day of July, 2000.

Shaw C. Harrison
Notary Public

My Commission Expires: 11-29-03



140604.1