This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Box 60

ADDRESS NEW OWNER:
Larry R. Staples et ux
6680 Charlott Pike, Unit J-7
Nashville, Tennessee 37209

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Sunshine Mortgage Corporation
2401 Lake Park Dr., Suite 300
Smyrna, GA 30080

MAP **102-7**
GROUP **A**
PARCEL **106.00**

WARRANTY DEED

Instr:200007310075036 Page: 1 OF 3
REC'D FOR REC 07/31/2000 9:36:46AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $155.40

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jane Ellen Nickell, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Larry R. Staples and wife, Cathy Staples**, 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:

Exhibit "A"

Being the same property conveyed to Jane Ellen Nickell by deed from Freeman Webb Developers, Inc., a Tenenssee corporation of record in Book 10573, page 181, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2000 and subsequent years.

This is improved property known as 6680 Charlott Pike, Unit J-7, Nashville, Tennessee 37209.

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", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 28th day of July, 2000.

Jane Ellen Nickell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jane Ellen Nickell, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of July, 2000.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $42,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of July, 2000.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 2/23/2002

Exhibit A

Apartment Unit No. J-7 of West Meade Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5923, page 704, as amended, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of West Meade Condominium of record in Book 5200, page 430, said Register's Office, for a more complete identification and description of such Unit.