THIS INSTRUMENT PREPARED BY:
LARRY R. McELHANEY II, ATTORNEY
LARRY R. WILLIAMS, P.C.
329 Union Street
P.O. Box 190632
Nashville, Tennessee 37219-0632

PICK-UP

Instr:200007310075277 Page: 1 OF 2
REC'D FOR REC 07/31/2000 1:04:50PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $436.60

WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
BURT R. FULTS and wife **TINA L. FULTS** 515 River Rouge Drive Nashville, Tennessee 37209	**SUNSHINE MORTGAGE CORPORATION** P.O. Box 9274 Marietta, Georgia 30065	Map 090.16 Parcel 147.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RANDALL W. SMITH** and wife **BETH ANN PATTILLO** (hereinafter "**GRANTORS**"), have bargained and sold and do hereby sell, transfer and convey unto **BURT R. FULTS** and wife **TINA L. FULTS** (hereinafter "**GRANTEES**"), their heirs and assigns, a certain tract of real property located in Davidson County, Tennessee, more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Charlotte Park Subdivision, Section 11, as of record in Book 2900, page 79, Register's Office for Davidson County, Tennessee.
>
> Said Lot. No. 329 fronts 73 feet on the southwesterly margin of River Rouge Drive and runs back between parallel lines 150 feet to a dead line in the rear measuring 73 feet thereon.
>
> Being the same property conveyed to Randall W. Smith and wife Beth Ann Pattillo by deed from Michael Wilkerson and wife Pamela Wilkerson of record in Book 10002, page 16, said Register's Office.

This is improved real property known as 515 River Rouge Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **GRANTEES**, their heirs and assigns forever.

The said **GRANTORS** do hereby covenant with the **GRANTEES** that they are lawfully seized and possessed of the said real property in fee simple and have good right to convey it and the same is unencumbered, except for:

1. 2000 Davidson County property taxes, a lien not yet due and payable which has been prorated to the date of closing and expressly assumed by the **GRANTEES**.

2. Matters set forth on the plan of record in Book 2900, page 79, said Register's Office.

3. All other restrictions and easements of record, if any.

Except as set forth above, the undersigned **GRANTORS** do further covenant and bind themselves, their heirs and assigns to warrant and defend the title to said property to the said **GRANTEES**, their heirs and assigns, against lawful claims of all other person or entities whomsoever.

WITNESS our hands this 21 day of July, 2000.

Randall W. Smith
RANDALL W. SMITH

Beth Ann Pattillo
BETH ANN PATTILLO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and **State, RANDALL W. SMITH** and **BETH ANN PATTILLO**, the within named bargainors, 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 Brentwood, Tennessee, this 21st day of July, 2000.

Sharon Denise Stevens
Notary Public

My Commission Expires: 11-25-2006

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $118,000.00.

Beth Pattillo
AFFIANT

Subscribed and sworn to before me this 21 day of July, 2000.

Sharon Denise Stevens
NOTARY PUBLIC

My Commission Expires: 11-25-2006