WARRANTY DEED

Instr:200008010076085 Page: 1 OF 2
REC'D FOR REC 08/01/2000 3:21:38PM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $851.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 239,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 5/27/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY

Southland Title & Escrow Co., 7101 Executive Center Drive #151, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. York (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 117-8
1701 Primrose Avenue (ADDRESS)	P.O. Box 9274 (ADDRESS)	PARCEL 54
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Marietta, GA 30065 (CITY) (STATE) (ZIP)	

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, Dewitt T. Kennard, III and wife, Marcia S. Kennard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald W. York and wife, Kathleen York

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:

BEING the easterly part of Lot Nos. 43 and 44 on the Plan of Belmont Terrace, as of record in Plan Book 421, page 101, Register's Office for Davidson County, Tennessee.

BEGINNING at the northwest corner of Primrose Avenue and Oakland Avenue being the southeast corner of said Lot No. 44; thence with the northerly margin of Primrose Avenue, westerly 41.3 feet to the southeast corner of part of said lots conveyed to L. S. Schuerman, Trustee, by deed of record in Book 467, page 369, said Register's Office; thence northerly with the east line of Schuerman lot, 130 feet, more or less, to the northerly margin of Primrose Avenue; thence with the southerly margin of said Avenue, easterly 68.8 feet to the end of a curve; thence around said curve 16.9 feet to the westerly margin of Oakland Avenue; thence with the westerly margin of said Avenue, southerly 119 feet to the beginning.

Being the same property conveyed to Dewitt T. Kennard, III and wife, Marcia S. Kennard by deed from David W. Biggs and wife, Amy H. Biggs of record in Book 10471, page 438, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 2000 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 421, page 101; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 1701 Primrose Avenue, Nashville, TN 37212
(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 31st day of July, 2000

Dewitt T. Kennard, III

Marcia S. Kennard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dewitt T. Kennard, III and wife, Marcia S. Kennard

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 Brentwood, Tennessee, this 31st day of July, 2000.

Commission expires 5/27/2001

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE

COUNTY OF

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