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THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 09/07/00 16:02 2pgs
Fees:11.00 Taxes:1498.50

20000907-0088798

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 495,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6-24-2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Cullen E. Douglass (NAME)	Sunshine Mortgage Corporation (NAME)	MAP 130-8
4335 Sneed Road (ADDRESS)	P. O. Box 9274 (ADDRESS)	PARCEL 44
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Marietta, Georgia 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, G. Austin Triggs, Jr. and wife, Elizabeth G. Triggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cullen E. Douglass and Kristen Douglass, husband and wife

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:

LAND in Davidson County, Tennessee, being the southerly one-half of Lot No. 12 and a portion of a five foot strip adjacent to the westerly line of said Lot No. 12, on the Plan of Belle Meade Annex Subdivision, as of record in Book 547, page 66, Register's Office for Davidson County, Tennessee, said five foot strip being a part of Lot No. 6 on the plan of Comptonwood Subdivision of record in Book 974, page 10, Register's Office for Davidson County, Tennessee.

SAID property fronts 100 feet on the westerly margin of Sneed Road and runs back between parallel lines 300 feet to a line in the rear which measures 100 feet thereon.

BEING the same property conveyed to G. Austin Triggs, Jr. and wife, Elizabeth G. Triggs, by deed from David F. Webster and wife, Katherine W. Webster, of record in Book 7668, page 835, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4335 Sneed Road, Nashville, Tennessee 37215
(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 August, 2000

G. Austin Triggs, Jr.

G. Austin Triggs, Jr.

Elizabeth G. Triggs

Elizabeth G. Triggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Austin Triggs, Jr. and wife, Elizabeth G. Triggs

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 Nashville, Tennessee, this 31st day of August, 2006.

Commission expires 9-21-2010

Notary Public

L. MOORE 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