RECORD AND RETURN TO;
NATIONS TITLE OF TENNESSEE
205 POWELL PLACE, SUITE 114
BRENTWOOD, TN 37027

Davidson County DEEDWARR
Recvd: 10/05/00 14:46 2pgs
Fees:11.00 Taxes:810.30
20001005-0099258

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
27th DAY OF SEPTEMBER, 2000.

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires: Jan. 25, 2003

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE OF TENNESSEE, 205 POWELL PLACE, SUITE 114, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM A. DAUNIC 1302 EASTLAND AVENUE NASHVILLE, TN 37206	Sunshine Mortgage Corp. P.O. Box 9274 Marietta, GA 30065	MAP& PARCEL: 08305027900

FOR AND IN 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,

GEORGE R. GRAHAM AND E. MICHAEL FLEENOR, BOTH UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM A. DAUNIC AND WIFE, ERIN W. DAUNIC

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 20.0 feet of Lot No. 15 and the Westerly 30.0 feet of Lot No. 16 of Block "A" on the Plan of F.O. Beasley's Addition to East Nashville of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

Said Parts of Lots 15 and 16 front together 50.0 feet on the Southerly side of Eastland Avenue, formerly the Vaughn Pike, and run back between parallel lines 170.0 feet to an alley.

Being the same property conveyed to George R. Graham and E. Michael Fleenor, both unmarried, by deed from Frederick G. Hibbert and wife, Theresa S. Hibbert, of record in Book 8634, page 391, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **1302 Eastland Avenue, Nashville, TN 37206**
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 hands this 27th day of September, 2000.

GEORGE R. GRAHAM

E. MICHAEL FLEENOR

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 **GEORGE R. GRAHAM AND E. MICHAEL FLEENOR** the 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 28th of September, 2000.

Commission Expires:_____

_____
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Jan. 25, 2003

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

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 _____, 20_____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

On this the day of _____, 2000, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Brentwood, Tennessee, this the ____ day of _____, 2000.

My commission expires:_____

_____
Notary Public