THIS INSTRUMENT WAS PREPARED BY:

KIRK C. WAITE, ATTORNEY
MOORELAND TITLE COMPANY
P. O. BOX 2127
BRENTWOOD, TN 37024-2127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF NOVEMBER, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

Davidson County DEEDWARR
Recvd: 12/15/00 08:22 2pgs
Fees:11.00 Taxes:277.50
20001215-0123293

Address New Owner	Send Tax Bills To:	Map-Parcel Numbers
Brenda L. Murphy	Sunshine Mortgage Corporation	Map 91-16
312 Sentinel Drive	2401 Lake Park Drive, Ste. 300	Parcel 368
312 Sentinel Drive	Smyrna, GA 30080	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, **KIRK C. WAITE, TRUSTEE**, herein referred to as Grantor, for and in consideration of the sum of **SEVENTY FIVE THOUSAND AND 00/100 (75,000.00) Dollars** paid to Seller by **BRENDA L. MURPHY and ROBERT V. MARTIN**, hereinafter referred to as Grantees, in the State aforesaid, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantees, their heirs, successors, and assigns forever the following described land in Davidson County, Tennessee, to wit:

Being Lot No. 107 on the Map of Valley View Subdivision, Section 4, as of record in Book 2330, page 175, Register's Office for said County.

Being the same property conveyed to Kirk C. Waite, Trustee, by deed from Estate of Leila Mae Condra, dated April 14, 2000 and recorded April 19, 2000 in Instrument No. 200004180038645, said Register's Office.

This conveyance is made subject to Easements, Restrictions, Covenants, and Conditions

This is unimproved (X_) improved (_) property, known as 312 Sentinel Drive, Nashville, Tennessee, 37209.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever ; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs, and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 30th day of November, 2000.

Kirk C. Waite, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kirk C. Waite, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of November, 2000.

Stella G. Jenkins
NOTARY PUBLIC

STELLA G. JENKINS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commiss[illegible] 23, 2003