WARRANTY DEED

This Instrument Prepared by:
Robert L Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 6427 PAGE 794

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Larry E. Shannon (NAME)	Lomas & Nettleton Company (NAME)	Map-76-5
652 Hidden Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 62923 (STREET ADDRESS)	Parcel-95
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23462 (CITY) (STATE) (ZIP)	4D-68263

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, FIRST SOUTHERN BANK, a Tennessee banking corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY E. SHANNON and wife, CHRISTINE A. SHANNON, as tenants by the entireties,

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 Lot No. 97 on the Plan of Hidden Hill, of record in Book 4860, Page 43, Register's Office for said County.

Said Lot No. 97 fronts 146.44 on the easterly margin of Hidden Hill Drive and extends back 150.0 feet on the northerly line and 78.41 feet on the southerly line to a dead line in the rear, measuring 142.67 feet thereon.

Being the same property conveyed to First Southern Bank by deed of record in Book 6333, Page 878, Register's Office of Davidson County, Tennessee.

As part of the consideration hereof, Grantees hereby agree to assume the indebtedness owing to First & Mid-South Mortgage Company as evidenced by instrument of record in Book 5035, Page 701, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:
(1). Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Hidden Hill of record in Book 4860, Page 43, Register's Office of Davidson County, Tennessee.
(2). Restrictive covenants for Hidden Hill of record in Book 4938, Page 337, Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 652 Hidden Hill Drive, Hermitage, TN 37076

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, successors, assigns 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.

POSSESSION TO BE GIVEN date of deed

EXECUTED ON THIS THE 14th DAY OF November, 19 84.

FIRST SOUTHERN BANK

By: Sam Short

SAM SHORT
EXECUTIVE VICE PRESIDENT

7307 131.30- CHEC

STATE OF TENNESSEE, WILSON COUNTY

BOOK 427 PAGE 795

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____

_____ _____

the within named bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in _____, Tennessee, this _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____

Sam Short, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Executive Vice President of First Southern Bank, the within name bargainor, a corporation, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President

WITNESS my hand and seal, at office at in Mt. Juliet, Tennessee, this 14th day of November, 19 84.

My Commission Expires: 6-12-85

Marilyn Sutherland
Notary Public

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

FIRST SOUTHERN BANK

TO

LARRY E. SHANNON and wife, CHRISTINE A. SHANNON

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

FILED

NOV 16 12 10 PM 1984

WILSON COUNTY, TN
REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

1.00

40083

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 48,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Larry Shannon
Affiant

Subscribed and sworn to before me this the 14th day of November, 19 84

My Commission Expires: 6-12-85

Marilyn Sutherland
Notary Public

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 6427 PAGE 736

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

48000.00- CAMT.
124.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 131.30-
7807A11/16/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 4 0 8 3

IDENTIF. REFERENCE

Nov 16 12 10 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0085826