#3760 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, Tennessee 37215

BOOK 6527 PAGE 461

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ERVIN FEEMSTER (NAME)	FLEET FUNDING (NAME)	Map 161-3
841 Forest Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. DRAWER F-20 (STREET ADDRESS)	Parcel 129
Nashville (CITY) Tennessee (STATE) 37220 (P. O. ZIP)	FLORENCE (CITY), SOUTH CAROLINA (STATE) 29501 (ZIP)	Fld Bk 6DU-65893

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, RICHARD S. SHANAHAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERVIN FEEMSTER and wife, DIANE FEEMSTER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 8 on the Plan of McMurray Park, as of record in Plat Book 5050, page 89, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard S. Shanahan by deed from Alvin A. Kaddatz and wife, Beverly J. Kaddatz of record in Book 5713, page 840, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the grantees; (2) Restrictions of record in Book 5185, page 137, Register's Office for Davidson County, Tennessee; (3) All matters appearing on the plan of record in Plat Book 5050, page 89, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated May 19, 1978, in the original principal sum of $32,700.00, payable to Commerce Union Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5288, page 667, said Register's Office. Said Deed of trust having been assigned to First American National Bank of Nashville by instrument of record in Book 5305, page 682, said Register's Office.

Catherine B. Shanahan, wife of Richard S. Shanahan, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to, all marital rights which she may have in the subject property.

unimproved ( )
This is improved (XX) property, known as 5025 North Hilson Drive, Nashville, Tennessee 37211

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 successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 4th day of April, 1985.

Richard S. Shanahan — Catherine B. Shanahan

RICHARD S. SHANAHAN by Patricia A. Downs, CATHERINE B. SHANAHAN by Patricia A. Downs

Attorney-in-Fact for the said RICHARD S. SHANAHAN and wife, CATHERINE B. SHANAHAN, by ~~Power of Attorney recorded simultaneously herewith.~~

~~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~~ RICHARD S. SHANAHAN

the bargainor ____, with whom I am personally acquainted, ~~or proved to me on the basis of satisfactory evidence~~, and who acknowledged that he executed the within instrument ~~for~~ the purposes therein contained.

Witness my hand and ~~official~~ seal at Nashville, Tennessee, this 4th day of April, 19 85.

~~My commission expires~~ ____ ~~Notary Public~~ ____

STATE OF TENNESSEE
COUNTY OF ____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared ____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged ____ self to be ____ of the ____, the within named bargainor, a corporation, and that as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said ____ as such ____.

Witness my hand and official seal, at ____, this ____ day of ____, 19____.

____ Notary Public

Commission expires ____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, on this 4th day of April, 1985, personally appeared PATRICIA A. DOWNS, to me known, or proved to me on the basis of satisfactory evidence, to be the person sho executed the foregoing instrument in behalf of RICHARD S. SHANAHAN and wife, CATHERINE B. SHANAHAN, and acknowledged that she executed the same as the free act and deed of the said RICHARD S. SHANAHAN and wife, CATHERINE B. SHANAHAN.

Witness my hand and seal at office in Brentwood, Tennessee this 4th day of April 1985.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,000.00

C. Erwin Feemster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 19 85

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

5428 04/85 152.10 - CHECK

WARRANTY DEED

I 9 4 5 3 1

FROM RICHARD S. SHANAHAN

IDENTIF. REFERENCE

APR 5 8 32 AM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

TO ERWIN FEEMSTER and wife, DIANE FEEMSTER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

RECEIVED OF _____

FOR _____

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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

56000.00- CAMT
145.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 152.10-
5428A04/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 5 3 1

T
IDENTIF. REFERENCE

APR 5 9 32 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 122437