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Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
George Phocian Sampson and Dorothy Tate Sampson 5029 Suter Drive Nashville, TN 37211	New Owner's Address	Map 133-14-A Parcel 65

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

File

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $28,774.49 cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Janet A. Shaffer, unmarried (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto George Phocian Sampson and wife, Dorothy Tate Sampson as tenants by the entirety with right of survivorship (collectively the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year.

2. Deed of Trust from Janet A. Shaffer to Stephen C. Baker, Trustee, of record in Book 5885, page 614, said Register's Office, as assigned to First Citizens National Bank by instrument of record in Book 6015, page 874, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $28,774.49.

Janet A. Shaffer
Affiant

Subscribed and sworn to before me this 31st day of January, 1986.

Loretta B. [illegible]
Notary Public
My Commission Expires: 7/6/87

LORETTA B. LAIRD NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

3. Plan of record in Book 5200, page 413, said Register's Office, shows an Owner's Certificate, certain minimum building setback lines and certain easements to which reference is hereby made for the location and dimensions thereof.

4. All matters contained in the Master Deed Establishing a Horizontal Property Regime of Oakcrest Condominium of record in Book 5884, page 960, said Register's Office, and the By-Laws appended thereto, of record in Book 5884, page 996, said Register's Office.

This is an improved condominium, known as 420 Elysian Fields Road, E-7, 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 Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee 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 set forth hereinabove.

And Grantor does further covenant and bind herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of January, 1986.

Janet A. Shaffer

Janet A. Shaffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, a Notary Public in and for said County and State, the within named Janet A. Shaffer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 31st day of January, 1986.

Loretta B. Lane

Notary Public

My Commission Expires: 7/18/87

NOTARY PUBLIC

EXHIBIT A

Land in Davidson County, Tennessee, being Unit E-7 of Oakcrest Condominium created under Title 66, Sections 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5200, page 413, said Register's Office, for a more complete description of such unit.

Being the same property conveyed to Janet A. Shaffer by deed from Lanmar Development Corporation, a Tennessee corporation, of record in Book 5885, page 610, Register's Office for Davidson County, Tennessee.

7.3006

IDENTIFICATION REFERENCE

JAN 31 10 48 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			74.55	CSTAX
			.50	PRFEE
			9.00	MDEED
			CHECK	84.05-
			0940AC1/31/86 CRL	.0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

73006

IDENTIFICATION REFERENCE

JAN 31 10 49 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215575