THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6896 PAGE 732

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY ANNE SHAHAN (NAME)	Investors Federal Savings Bank (NAME)	MAP 51-10-A
1548 Lewis Road (STREET ADDRESS OR ROUTE NUMBER)	109-A Walton Ferry Road (STREET ADDRESS)	PARCEL 113
Madison, Tn 37115 (CITY) (P. O. ZONE) (STATE)	Hendersonville, Tn 37075 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, we

OAKALND COMMONS, a Tennessee Partnership, composed of C. W. TIDWELL, JAMES B. HARDY, JOE BARR, JR., and BOYD H. PARSONS, JR., hereinafter referred to as GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said MARY ANNE SHAHAN, a single person, hereinafter referred to as GRANTEE, her *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Unit and Lot No. 1548 on the Plat of Oakland Trace P.U.D. of record in Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Oakland Commons, a Tennessee partnership composed of C. W. Tidwell, James B. Hardy, Joe Barr, Jr., and Boyd H. Parsons, Jr., by deed of record in Book 6638, page 890, said Register's Office.

This conveyance is subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6840, page 637; the By-Laws, undertakings; provisions, requirements, restrictions, easements, rights and interest, burdens and assessments of the Oakland Trace Homeowner's Association, of record in Book 6840, page 647, and the Articles of Incorporation, of record in Book 6563, page 611, Register's Office
(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 65,400.00
Subscribed and sworn to before me, this the 20th day of June 19 86
Affiant Rev. Mary Anne Shahan
My commission expires: 11-12-89 (Affix Seal)
Notary Public Diana L. Montgomery

unimproved ( )
This is improved (X) property, known as 1548 Lewis Road, Madison, TN 37115, Davidson County
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, her *(successors), heirs and assigns forever* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 20th *day of* June *19* 86 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

OAKLAND COMMONS, A TENNESSEE PARTNERSHIP

BY: _____ BY: Boyd H. Parsons Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ... *, 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 purpose therein contained.*

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

..... *Notary Public*

Commission expires .....

FILED FOR REGISTER DAVIDSON COUNTY, TN
JUN 25 9 28 AM '86
IDENTIFICATION REFERENCE
1 3 9 3 4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in ..... *, this* ..... *day of* ..... *, 19* .....

..... *Notary Public*

Commission expires .....

(continuation)

for Davidson County, Tennessee. Storm Water Dentention Agreement of record in Book 6537, page 774, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Boyd H. Parsons, Jr. & C. W. Tidwell, with whom I am personally acquainted, and who, upon oath, acknowledged them self/~~ves~~ to be partner(s) of Oakland Commons, the within named bargainor, a partnership, and that they as such partner(s), being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by Boyd H. Parsons, Jr. & C. W. Tidwell, as partner(s).

Witness my hand and seal this the 20th day of June, 1986.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

RECEIVED OF _____

FOR _____

BOOK 6896 PAGE 734

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

65400.00- CAMT.
170.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 176.54-
9535A06/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13934

IDENTIFICATION REFERENCE

JUN 25 9 28 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 263030