STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 66,800.00

Subscribed and sworn to before me, this the 15th day of August 19 86

My commission expires: January 10, 1989

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
113 Hazel Path • Southall Bldg. • Suite 3 • Hendersonville, Tenn. 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Richard L. Shinbaum	NATIONWIDE LENDING GROUP, INC.
1408 Bell Trace Drive	1125 Troup Street, PO Box 3249
Antioch, Tennessee 37013 (STREET ADDRESS / CITY / STATE / ZIP)	Augusta, GA 30904 (STREET ADDRESS / CITY / STATE / ZIP)
MAP & PARCEL NO	162-16-57 Field Book 5DU76302

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Maxie Patton, Trustee (Maxie Patton, Trustee and Maxie O. Patton, Trustee, Being one and the same person)

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Richard L. Shinbaum and wife, Laurie L. Shinbaum

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 65B, on the Plan of Hickory Park Villas, Section 2, Zone Lot Division, Lots 49 through 56 an 58 through 66, as of record in Book 6250 at page 615, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Maxie Patton, Trustee by Quitclaim Deed from Barry Zeitlin and wife, Linda Zeitlin as of record in Book 6670 at page 902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

Garry Zeitlin executed this instrument on behalf of Maxie Patton, Trustee, pursuant of a Power of Attorney of record in Book 6703 at page 523, Register's Office for Davidson County, Tennessee.

3618

IDENTIFICATION REFERENCE

AUG 28 9 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1408 Bell Trace Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of August 19 86

Maxie Patton, Trustee by
Garry Zeitlin, Attorney in Fact

Maxie Patton, Trustee
By: Garry Zeitlin, Attorney in Fact

539

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____ _____
Notary Public

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 15th day of August, 1986, before me personally appeared Garry Zeitlin, to me known to be the personwho executed the foregoing instrument in behalf of Maxie Patton, Trustee acknowledged that he executed the same as the free act and deed of said Maxie Patton, Trustee.

Witness my hand and officicial seal.
My Commission Expires:

January 10, 1989

notary public
Doris M. Freeman

TENNESSEE TITLE & TRUST, Inc.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6961 PAGE 960

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

66800.00- CAMT.
187.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 193.54-
5326A08/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36198

IDENTIFICATION REFERENCE

Aug 28 9 26 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288286