file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

| ADDRESS NEW OWNER: | MORTGAGEE: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Paul B. Shanks | Leader Federal Mortgage, Inc. | 116-12 |
| 511 Armistead Place | P.O. Box 275 | D511 CO |
| Nashville, TN 37215 | Memphis, TN 38101-0275 | 7DA-39352 |

**WARRANTY DEED**

BOOK 6983 PAGE 457

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lynn Berry Gregory, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Paul B. Shanks and wife, Claudia C. Shanks

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 511 on the plan of Burlington Condominium Plat, Phase II of record in Book 6250, page 96, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Lynn Berry Gregory, unmarried, by deed from Creason Clayton Construction Co. and Four-O-One Financial Corp. of record in Book 6207, page 55, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6011, page 653, and amended in Book 6194, page 440, Book 6011, page 687, and further amended in Book 6362, page 405, said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of note secured by a first mortgage deed of trust to Leader Federal Savings and Loan Association, of record in Book 6207, page 47, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

Lynn Berry Gregory and the undersigned, Lynn B. Gregory, are one and the same person.

This is (un)improved property, known as 511 Armistead Place, Nashville, TN 37215.

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 or assigns, forever; and Grantor covenants 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, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 17th day of September, 19 86

Lynn B. Gregory
Lynn Berry Gregory

CHECK 437.40 IDENTIFICATION REFERENCE SEP 18 1 04 PM '86 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

On this 17th day of September, 19 86 before me personally appeared Lynn Berry Gregory, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**STATE OF TENNESSEE**
**COUNTY OF** _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 142,000.00.

Margaret R Hastetler
Affiant

Subscribed and sworn to before me, this the 17th day of September, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**WARRANTY DEED**

from:
Lynn Berry Gregory, unmarried

to:
Paul B. Shanks and wife, Claudia C. Shanks

**PERCY WILKINS, JR.**
and
**CHRISTY WILKINS IVEY**
**Attorneys at Law**
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25713

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

RECEIVED OF _____

FOR _____

BOOK 6983 PAGE 459

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 142000 CO- CAMT. | |
| | | | 397.60 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 404.10 | |
| 3823A09/18/86 | | | BAL .00 | |

437.4 C.

IDENTIFICATION REFERENCE

SEP 18 1 04 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 296599