BOOK 7774 PAGE 99

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 19 89.

Notary Public

MY COMMISSION EXPIRES: May 6, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie J. Shrader (NAME)	SAME (NAME)	Map 69-12
3305 Courtney Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 53
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Virgie Mae Perry, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie J. Shrader and wife, Marilyn L. Shrader

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 12 on the plan of Orchard Hill, of record in Book 2663, page 98, Register's Office for said County, as follows:

BEGINNING at a point in the southwesterly margin of Courtney Court at the corner of Lots No. 11 and 12; thence with the line between said lots, southwesterly 95 feet to a corner of Lot No. 10; thence with the linebetween Lots No. 10 and 12, souwesterly 138.4 feet to a point; thence northwesterly 60 feet to a corner of Lot No. 13; thence with the line of lots 12 and 13, northeasterly 173.4 feet to the margin of Courtney Court; thence with the margin of the same in an easterly and southeasterly direction, partly around a curve, a total distance of 124.2 feet to the point of beginning.

Being the same property conveyed to Virgie Mae Hudson, also known as Virgie Mae Swann, (presently known as Virgie Mae Perry), by deed from Haley Y. Hudson, of record in Book 6682, page 662, said Register's Office.

09574

INDEXED REFERENCE

FEB 17 8 32 AM '89

RUSH

7930 02/17 0101 03CHECK 122.00

This is (unimproved / improved XX) property, known as 3305 Courtney Court (House Number) (Street) Nashville, TN 37218 (P. O. Address) (City or Town) (Postal Zip)

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 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 singular 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 10th day of February, 1989

Virgie Mae Perry

Virgie Mae Perry

STATE OF TENNESSEE }
Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Virgie Mae Perry, unmarried

(or proved to me on the basis of satisfactory evidence)
the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 19 89

Commission expires May 8, 1991

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted* and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

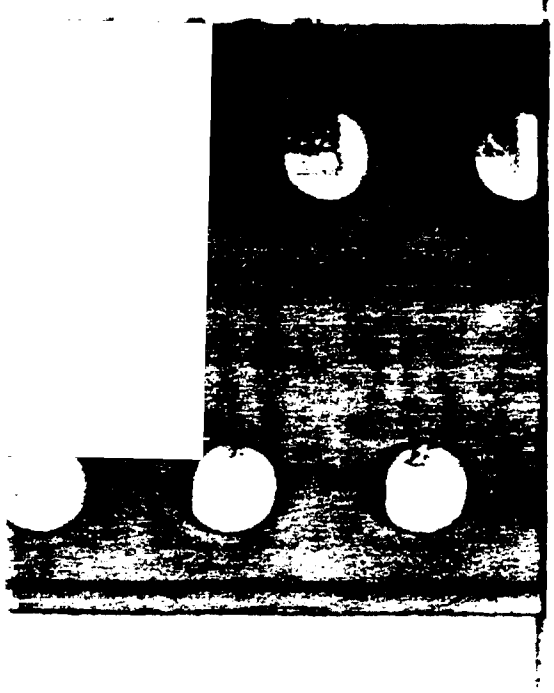
_____
Notary Public

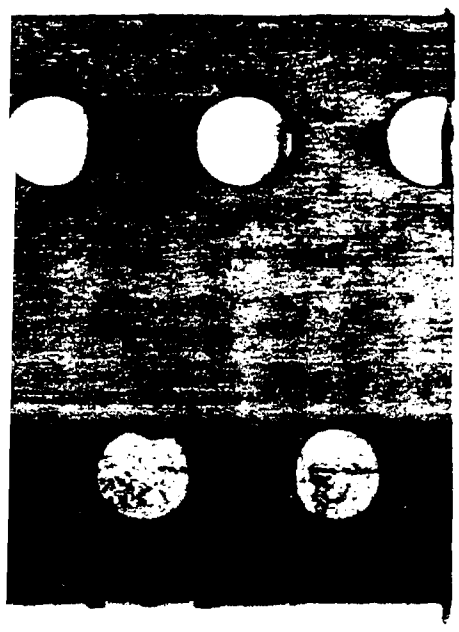
WARRANTY DEED

FROM
Virgie Mae Perry

TO
Ronnie L. Shrader
Marilyn L. Shrader

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	35000.00
CON TX	115.50
PRFEE	0.50
MDEED	6.00
TOTAL	122.00
CHECK	122.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/17/89 01 09133 0001 7930

09574

FEB 17 8 32 AM '89

No. 182388