STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 19 91

Notary Public

MY COMMISSION EXPIRES: November 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph E. Shafer (NAME)	Sovran Mortgage Corporation (NAME)	10D 51563
1904 Baker Road (ADDRESS)	201 East Cary Street (ADDRESS)	12-146
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Richmond, VA 23219 (CITY) (STATE) (ZIP)	

FOR AND 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, Edgar Merritt and wife, Lathea J. Merritt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph E. Shafer and wife, Elizabeth M. Shafer

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:

Land in Davidson County, Tennessee, being Tract No. 4 described according to an unrecorded survey by Kessinger & Associates, dated September 12, 1986, as follows:

Beginning at an iron pin in the south margin of Baker Road, said pin being located along the south margin of Baker Road from an iron pin marking the northwest corner of a tract of land which belongs to Annie Mai Tarpley, having a deed reference in Deed book 6484, page 605, Register's Office for Davidson County, Tennessee, as follows, N 74 degrees 33' 48" W, 50.00 feet to an iron pin; thence N 74 degrees 07' 22" W, 50.00 feet to an iron pin; thence N 56 degrees 23' 14" W, 50.00 feet to the point of beginning, the northeast corner of this tract and continuing with a new line as follows, S 51 degrees 29' 45" W, 1204.83 feet to an iron pin; thence N 18 degrees 56' 09" W, 150.00 feet to an iron pin; thence N 33 degrees 47' 51" W, 878.91 feet to an iron pin; thence N 66 degrees 55' 05" E, 213.43 feet to an iron pin in the south margin of Baker Road; thence with the south margin of Baker Road, S 56 degrees 05' 47" E, 369.04 feet to the point of beginning, containing 7.61 acres as surveyed by Kessinger & Associates, September 12, 1986.

Being the same property conveyed to Edgar Merritt and wife, Lathea J. Merritt, by deed form Edward B. Parker and wife, Lethia L. Parker, of record in Book 7034, page 25, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1904 Baker Road, Goodlettsville, Tennessee 37072
(House Number) (Street) (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 our hand S this 1st day of March, 19 91

Edgar Merritt

Lathea J. Merritt

BOOK 8313 PAGE 52

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edgar Merritt and wife, Lathea J. Merritt

the bargainor S & A, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 1st day of March, 91.

Commission expires November 26, 1994

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 _____.

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

My commission expires _____

Notary Public

0U3934

IDENTIF. [illegible]

Mar 28 [illegible] 91

[illegible]

WARRANTY DEED

FROM

Edgar Merritt and wife, Lathea J. Merritt

TO

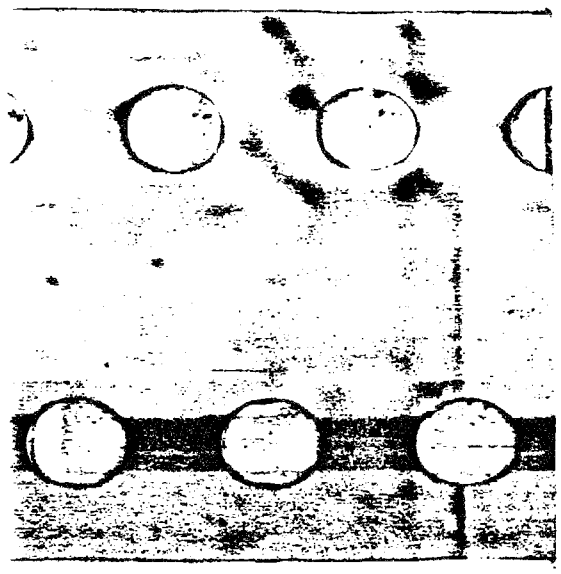
Joseph E. Shafer and wife, Elizabeth M. Shafer

RETURN TO:

William D. Castleman
101 Cumberland Avenue
Madison, Tennessee 37115

5019 03/20 0101 03CHECK 330.40





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8313 PAGE 53

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 98000.00
CON TX 323.40
PRFEE 1.00
WDEED 6.00
TOTAL 330.40
CHECK 330.40

03/20/91 01 12:36 0001 5019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00394

IDENTIF. REFERENCE

MAR 20 12 36 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 405771