THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road, Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me this 23rd day of March, 1992

Notary Public

My Commission Expires: 7-26-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
MICHAEL L. SINGLETON 1008 & 1012 Carolyn Avenue Nashville, Tennessee 37216		MAP 72-09 PARCEL 409

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND AND 00/100 ($85,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **RONALD P. SHIELDS, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL L. SINGLETON**, unmarried. hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 34, 36 and the southerly 20.5 feet of Lot No. 35 on the Plan of Irvington of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 34 and 36 front 60.0 feet each on the southerly side of Carolyn Avenue and extend back between parallel lines 170.5 feet to a dead line on the rear. The southerly 20.5 feet of Lot No. 35 is the rear 20.5 feet of said lot and extends between parallel lines northwardly from said rear line 20.5 feet between Lots Nos. 35 and 36, and measures 60.0 feet in width at the rear and north lines.

BEING the same property conveyed to Ronald P. Shields by deed from L. Richard Smith and wife, Linda Sue Smith, of record in Book 6678, page 501, Register's Office for Davidson County, Tennessee.

MELINDA R. SHIELDS, spouse of Ronald P. Shields, joins in this conveyance to convey any interest she may in subject property, particularly any marital interest.

This is improved property known as 1008 & 1012 Carolyn Avenue, Nashville, Tennessee 37216.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Irvington, of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 918, page 500, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary sewers and/or storm drainage of record in Book 4178, page 505, in said Register's Office.

5. Easement contained in deed of record in Book 5376, page 522, said Register's Office, for ingress and egress along the western boundary of Lot No. 36, a width of 10.0 feet, extending the entire length of said lot along the boundary between Lots Nos. 36 and 35 over the existing driveway now located along the western boundary of said Lot No. 36.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 20th day of March, 1992.

Ronald P. Shields
RONALD P. SHIELDS

Melinda R. Shields
MELINDA R. SHIELDS

9867 03/25 0101 03CHECK 321.50

STATE OF KENTUCKY)
COUNTY OF Oldham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD P. SHIELDS and MELINDA R. SHIELDS, the bargainors, 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 this 20th day of March, 1992.

Mary Lynn Tingle
Notary Public

My Commission Expires:
7-3-94

95344.

IDENTIFICATION REFERENCE

MAR 25 8 19 AM '92

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8382 PAGE 732

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

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 6.00
TOTAL 321.50
CHECK 321.50

03/25/92 01 08:17 0001 9867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95344

IDENTIFI REFERENCE

MAR 25 8 19 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514256