File Box 29

BOOK 8677 PAGE 991

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,456.23

Jackie Felts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1992.

Ollie Mae Parsley
Notary Public

MY COMMISSION EXPIRES: March 25, 1995

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackie Felts (NAME)	First Investment Company (NAME)	MAP 134-14
321 Josan Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	PARCEL 22
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Columbus, OH 43216 (CITY) (STATE) (ZIP)	5DU-14246

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, Jeffrey L. Shanks and wife, Jeanise D. Shanks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jackie Felts

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. 42 on the Plan of Luna Heights, Section 3, as of record in Book 2900, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and legal description.

BEING the same property conveyed to Jeffrey L. Shanks and wife, Jeanise D. Shanks by deed from Jeffrey B. Gordon and wife, Edith M. Gordon, filed of record in Book 7340, page 785, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 4489, page 383, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

28347.

IDENTIF. REFERENCE

JUL 17 9 50 AM '92

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

6429 07/17 0101 03CHECK 251.35

This is improved (X) unimproved ( ) property, known as 321 Josan Drive, Nashville, TN 37211
(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 15th day of July, 19 92

Jeffrey L. Shanks

Jeanise D. Shanks

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Jeffrey L. Shanks and wife, Jeanise D. Shanks

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

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July, 19 92

Commission expires March 25, 1995

Ollie Mai Parsley 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 ~~Jeffrey L. Shanks and wife, Jeanise~~ D. Shanks

TO ~~Jackie Felts~~

Return to:

PRIORITY ESCROW SERVICES INC.
51 Century Boulevard
Suite 110
Nashville, TN 37214

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65456.23
CON TX 242.35
PRFEE 1.00
WDEED 8.00
TOTAL 251.35
CHECK 251.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/17/92 01 09:51 0001 6429

28347

IDENTIF. TREFERENCE

JUL 17 9 50 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 551159