WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8694 PAGE 476

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM H. SHUBERT (NAME)	NEW OWNER(S) (NAME)	Map 117-4
1716 Rosewood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 90
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB #24W12975

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, BARBARA L. SANDERS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM H. SHUBERT AND JAMES R. RESHA, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the westerly 60 feet of Lot No. 268 on the Plan of Belmont Land Co.'s Plan called "Belmont Heights", as of record in Plat Book 421, page 34, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Barbara L. Sanders, a single person by deed from James W. Martin and wife, Susan St. Marie-Martin of record in Book 6904, page 140, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 421, page 34, said Register's Office.

John A. Waide, spouse of Barbara L. Sanders, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Barbara L. Sanders.

Description being copied from prior deed.

34218

IDENTIF. REFERENCE

AUG 5 9 34 AM '92

REGISTER OF DEEDS DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 1716 Rosewood Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of July, 1992

Barbara Sanders
BARBARA L. SANDERS

John A. Waide
JOHN A. WAIDE

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA L. SANDERS and husband, JOHN A. WAIDE

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30th day of July, 19 92.

My commission expires 1/23/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

7766 08/05 0101 03CHECK 286.50

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1992.

MY COMMISSION EXPIRES: 6/2/93 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM BARBARA L. SANDERS, married

TO WILLIAM H. SHUBERT AND JAMES R. RESHA

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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 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 75000.00
CON TX 277.50
PRFEE 1.00
TDEED 8.00
TOTAL 286.50
CHECK 286.50
08/05/92 01 09:35 0001 7766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34218

IDENTIF. REFERENCE

AUG 5 9 34 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 557584