WARRANTY DEED

FILE BOX 61

BOOK 8749 PAGE 356

FROM: William C. Demetree and Lee Chira, Grantors

TO: Jacques J. Shaninger and wife, Joyce E. Shaninger, Grantees

This instrument was prepared by:
Robert N. Buchanan III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Jacques J. Shaninger Joyce E. Shaninger 1205 Forrest Oaks Court Nashville, Tn. 37221	Leader Federal Bank PO Box 1860 Memphis, TN 38101-1860	155-8C-141

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Fifty-Four Thousand Six Hundred Eight-Nine Dollars ($154,689.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 30 day of September, 1992.

Notary Public

My Commission Expires: 11-27-93

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, William C. Demetree and Lee Chira, Grantors, have bargained and sold, and by these presents does transfer and convey unto the said Jacques J. Shaninger and wife, Joyce E. Shaninger, Grantees, their heirs, successors 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 Lot No. 141 on the plan of Poplar Creek, Phase II, of record in Book 6900, pages 339 through 347, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantors from Lee Chira, Trustee by deed of record in Book 8641, page 484, Register's Office for Davidson County, Tennessee.

5223 6. 27141.1 9/24/92 IDENTIFICATION REFERENCE

OCT 6 9 17 AM '92

A.A. WILSON II REGISTER
DAVIDSON COUNTY, TN

7809 10/06 0101 03CHECK 585.39

Grantors herein also convey the water tap and sewer tap for said lot.

This is improved property known as 1009 Harding Trace Court, Nashville, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1992 taxes which are prorated and will be paid by the Grantees.

2. Storm Water Detention Agreement of record in Book 7099, page 299, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6474, page 346, as amended in Book 6486, page 587; Book 6662, page 433, Book 6987, page 966, Book 7270, page 648, and Book 7964, page 33, said Register's Office, all of which are hereby incorporated by reference and made applicable to said property.

4. The Plan of record in Book 6900, page 339 through 347, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes, to which plan specific reference is here made.

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, successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 25th day of September, 1992.

WILLIAM C. DEMETREE

LEE CHIRA

17141.1 9/24/92

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, Susan J. DePalma, a Notary Public of said County and State, WILLIAM C. DEMETREE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office this 25th day of Sept., 1992.

Susan J. DePalma
Notary Public

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES: JULY 30, 1994. BONDED THRU NOTARY PUBLIC UNDERWRITERS.

SUSAN L. DEPALMA NOTARY PUBLIC STATE OF FLORIDA

STATE OF FLORIDA
COUNTY OF ORANGE

Personally appeared before me, Brenda J. Carlson, a Notary Public of said County and State, LEE CHIRA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

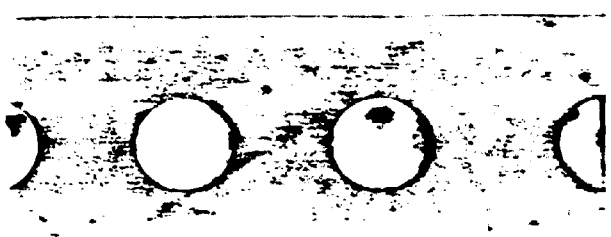
Witness my hand, at Office this 25th day of September, 1992.

Brenda J. Carlson
Notary Public

My Commission Expires: BRENDA J. CARLSON MY COMMISSION # CC 228417 EXPIRES: October 28, 1996 Bonded Thru Notary Public Underwriters

17141.1 9/24/92

TOTAL P.06





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

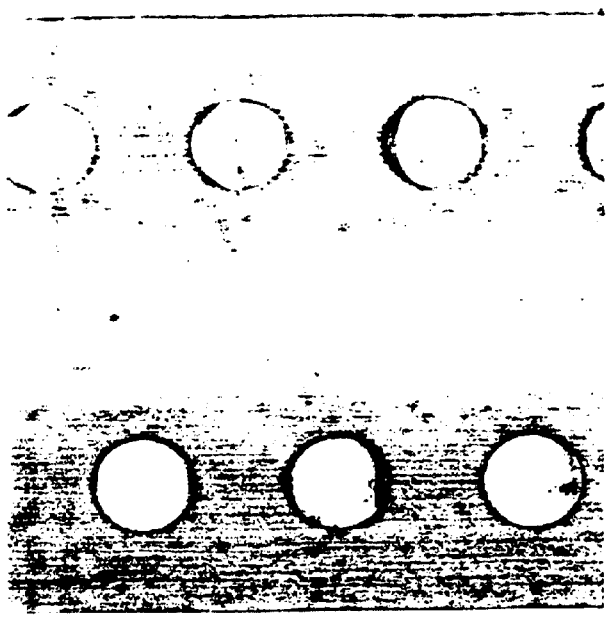
RECEIVED OF _____

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



52236

IDENTIFICATION REFERENCE

OCT 6 9 17 AM '92

DAVIDSON COUNTY TN

CAMT 154689.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 72.39

PRFEE 1.00

WDEED 12.00

TOTAL 585.39

CHECK 585.39

10/06/92 01 09:18 0001 7809

No. 577342