STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,050.24.

Richards A. Shaw
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF AUGUST, 1993.

Diane M. Cathey
Notary Public

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE DIANNE M. CATHEY

# WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

Mail

| ADDRESS NEW OWNER'S | SEND TAX BILLS TO | MAP & PARCEL NO. |
|---|---|---|
| Richards A. Shaw<br>228 Steamboat Court<br>Nashville TN 37214 | National City Mortgage<br>P.O. Box 1820<br>Dayton, Ohio 45401-1820 | 61-2A-146 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain note and deed of trust executed by John Christopher Frongillo and wife, Shaun Griffith Frongillo to Saturn & Mazer, Trustee, of record in Book 7650, page 925, to secure Mortgage Specialists Incorporation one note in the original principal amount of $65,238.00, Register's Office, Davidson County Tennessee, which the Grantee herein agrees to assume and pay in full and hold Grantor harmless from same,

We, MURREL A. GOLDBERG and wife, DOROHTY JOAN GOLDBERG, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said RICHARDS A. SHAW, unmarried, (the "Grantee"), his heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 146 on th Plan of River Trace Estates, Phase I, Section II, of reecord in Book 6900, pages 158 and 159, said Register s Office, to which plan reference is hereby made for a more complete and acurate description.

Being the same property conveyed to Murrel A. Goldberg and wife, Dorothy Jean Goldberg, by deed from John C. Frongillo and wife, Shaun G. Frongillo, of record in Book 7935, page 605, Register's Office, Davidson County, Tennessee.

This is improved/unimproved property known as 228 Steamboat Court, Nashville, Tennessee 37214

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS our hand(s) this the 27th day of August, 1993.

MURRELL A. GOLDBERG, Grantor

RICHARDS A. SHAW, Grantee

DOROTHY JOAN GOLDBERG, Grantor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

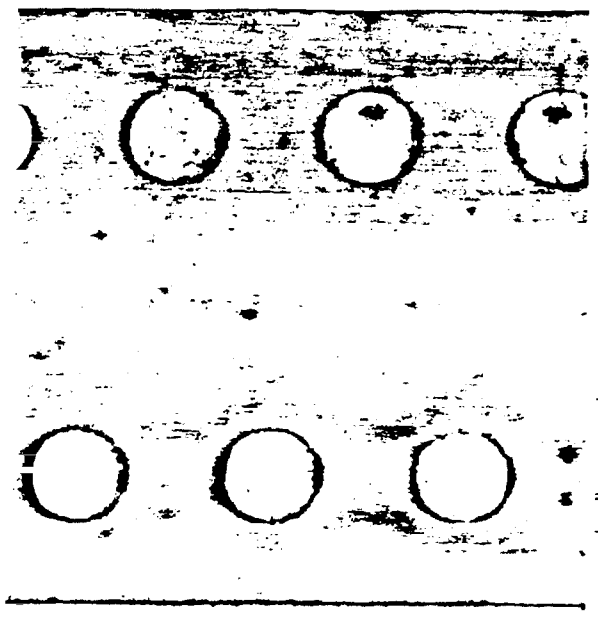
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Murrell A. Goldberg and wife, Dorthy Joan Goldberg and Richards A. Shaw, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 27th day of August, 1993.

NOTARY PUBLIC

My Commission Expires: 4/21/96

57035
IDENTIF. # REFERENCE



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9061 PAGE 711

| | | |
|---|---|---|
| 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 71050.24 | |
| | | | CON TX 263.07 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 272.07 | |
| | | | CHECK 272.07 | |

08/30/93 01 10:11 0001 EI24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57035 IDENTIF. ↑ REFERENCE

08/30/93 10:12

No. 691508