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This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Jay A. Shennum and wife, Angela F. Shennum 7133 Poplar Creek Trace Nashville, Tennessee 37221	Same	Map 155-8-A, Parcel 63

DEED 04/18 0101 03CHECK 487.41

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **LEILANI SOUTHARD**, an unmarried person, the Grantor herein, has bargained and by these presents does transfer and convey unto **JAY A. SHENNUM** and wife, **ANGELA F. SHENNUM**, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Phase I of Poplar Creek Estates, as of record in Plat Book 6250, page 647, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Leilani Southard and Princess Boulware by deed from D. Carlton Garner of record in Book 8403, page 339, Register's Office for Davidson County, Tennessee. Princess Boulware subsequently quitclaimed her interest in the property to Leilani Southard by quitclaim deed of record in Book 9312, page 639, said Register's Office.

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. Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for matters of record. Grantor does further covenant and bind herself, her heirs and assigns 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.

WITNESS my hand this 15th day of April, 1994.

Leilani Southard
LEILANI SOUTHARD

94 APR 18 AM 11:14
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
40073

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

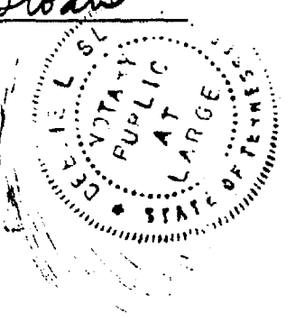
Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Leilani Southard, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of April, 1994.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-26-94

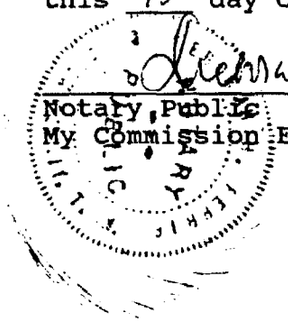


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

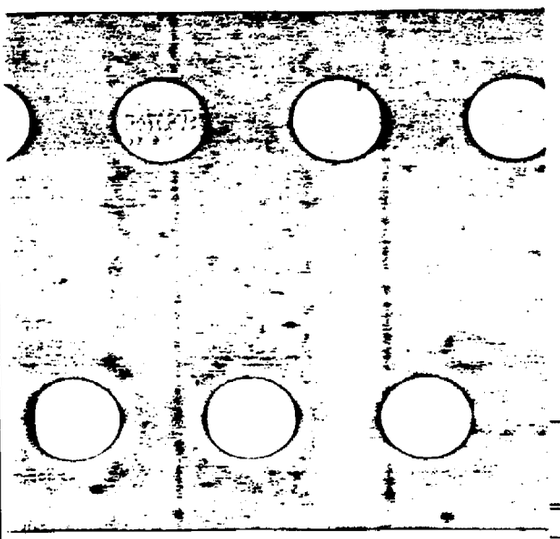
The actual consideration for this transfer or value of property (whichever is greater) is $129,300.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me,
this 15 day of April, 1994.

Notary Public
My Commission Expires: 9-24-94



LBS/h4/WARRANTY.DED



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

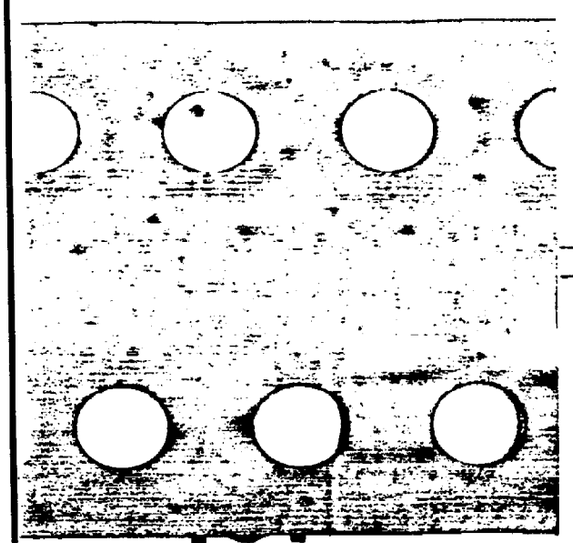
RECEIVED OF _____

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 129300.00
CON TX 478.41
PRFEE 1.00
WDEED 8.00
TOTAL 487.41
CHECK 487.41

04/13/94 01 11:15 0001 5127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 APR 18 AM 11:14

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

40073
IDENTIFICATION REFERENCE

No. 780309