File Box 38
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 9406 PAGE 593

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

#12632

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILLIAM C. SHADBURNE	LEADER FEDERAL BANK FOR SAVINGS	Map 115-7
(NAME)	(NAME)	
757 West Meade Drive	P.O. Box 2926	Parcel 46
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Memphis, Tennessee 38101	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, FELIX R. DOWSLEY III AND WIFE, ALLISON S. DOWSLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM C. SHADBURNE AND WIFE, JESSICA D. SHADBURNE

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 Lot No. 28 on the Plan of West Meade Estates, Section Four, as of record in Plat Book 3300, page 61, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Felix R. Dowsley III and Wife Allison S. Dowsley by deed from John L. Hereford and wife, Jean A. Hereford of record in Book 7108, page 591, said Register's Office.

This conveyance is made subject to: (1) 1994 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 3399, page 272 and amended in Book 3460, page 419, Book 3462, page 281 and Book 4503, page 111; (3) Easements of record in Book 4799, page 240; and (4) All matters appearing on the Plan of record in Plat Book 3300, page 61, said Register's Office.

70707
IDENTIF. & REFERENCE

94 JUL 13 PM 2:03
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

6556 07/13 0101 03CHECK 638.00

This is improved (XX) unimproved ( ) property, known as 757 West Meade Drive, Nashville, Tennessee 37205

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 11th day of July, 19 94

Felix R. Dowsley III
FELIX R. DOWSLEY III

Allison S. Dowsley
ALLISON S. DOWSLEY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FELIX R. DOWSLEY III AND WIFE, ALLISON S. DOWSLEY 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 11th day of July, 19 94.

My commission expires 11/20/96 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 _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

William C. Shadburne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July, 19 94

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

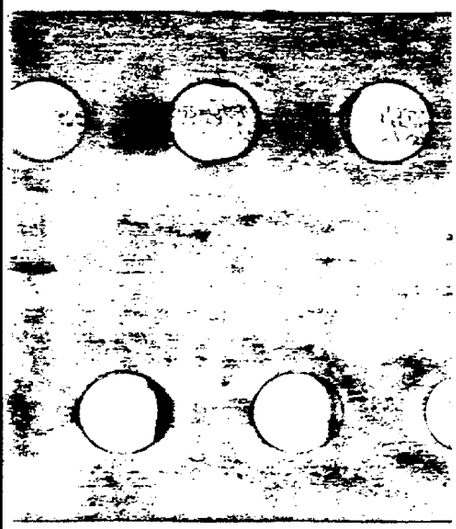
Notary Public

WARRANTY DEED

FROM
FELIX R. DOWSLEY III AND WIFE,
ALLISON S. DOWSLEY

TO
WILLIAM C. SHADBURNE AND WIFE,
JESSICA D. SHADBURNE

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

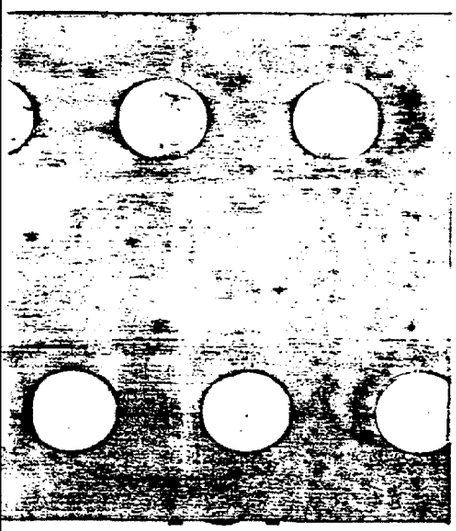
RECEIVED OF _____

FOR _____

BOOK 9406 PAGE 596

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 170000.00
CON TX 629.00
PRFEE 1.00
~~WDEED 0.00~~
~~TOTAL 638.00~~
CHECK 638.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/13/94 01 14:03 0001 6556

70707
IDENTIF. ↑ REFERENCE

94 JUL 13 PM 2:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 813164