THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

6577 09/09 0101 03CHECK 312.70

ADDRESS NEW OWNER:

RANDY ALAN SHANNON AND WIFE,
KATHY DENISE SHANNON
924 SUN VALLEY DRIVE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 33-16, PARCEL 273

SEND TAX BILLS TO:

SOUTHEASTERN MORTGAGE OF TENNESSEE
565 MARRIOTT DRIVE, SUITE 250
NASHVILLE, TN 37214

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS FOR THIS TRANSFER IS $81,000.00

AFFIANT

Subscribed and sworn to me, this the 25 day of AUGUST, 1994.

Notary Public
My commission expires: 5-11-96

94 SEP -9 AM 9:21
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

89282
IDENTIF. & REFERENCE

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, CLYDE THOMAS HAND AND WIFE, THERESA KLING HAND, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RANDY ALAN SHANNON AND WIFE, KATHY DENISE SHANNON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 924 SUN VALLEY DRIVE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR 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 that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 25 day of AUGUST, 1994.

Clyde Thomas Hand
CLYDE THOMAS HAND

Theresa Kling Hand
THERESA KLING HAND

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLYDE THOMAS HAND AND WIFE, THERESA KLING HAND, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 25 day of AUGUST, 1994.

Denise C. Alley
notary public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

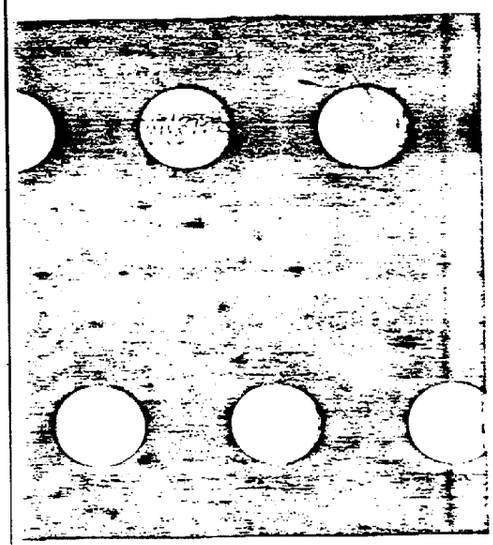
Being Lot No. 6 on the Plan of Primrose Acres, Section 4, of record in Plat Book 6900, page 700, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

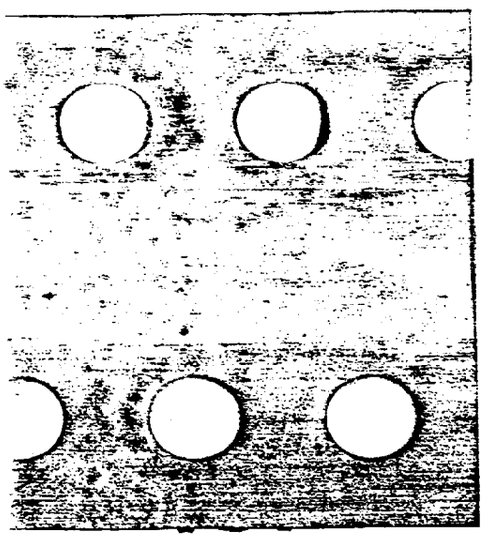
Being the same property conveyed to Clyde Thomas Hand and wife, Theresa Kling Hand, by Warranty Deed from Joe L. Wall and Mike Suggs, of record in Book 7748, page 563, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on the Plan of record in Book 6900, page 700, said Register's Office, including all setback lines, easements, etc., as shown thereon.





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

RECEIVED OF _____

FOR _____

BOOK 9460 PAGE 340

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 81000.00
				CON TX 299.70
				PRFEE 1.00
				WDEED 12.00
				TOTAL 312.70
				CHECK 312.70
			09/09/94 01	09:19 0001 6677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89282
IDENTIF. ⇧ REFERENCE

94 SEP -9 AM 9:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 833028