BOOK 9478 PG 620

Box 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28th DAY OF September, 19 94

Notary Public

MY COMMISSION EXPIRES: 5/23/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John J. Derdzinski (NAME)	First Union Mortgage Corp. (NAME)	MAP 149-16
5409 Ashby Drive (ADDRESS)	Payment Processing (ADDRESS)	PARCEL 18
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Charlotte, NC 28296-0001 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Gary R. Shaffer and wife, Deborah J. Shaffer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John J. Derdzinski and wife, Robin M. Derdzinski

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 18, Bellwood Estates, Section 1, Resubdivision of Lot No. 18 of record in Book 6050, page 289, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary R. Shaffer and wife, Deborah J. Shaffer by deed from Jerry D. Spencer and wife, Michele D. Spencer of record in Book 8701, page 857, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used on the prior Deed.

This conveyance is subject to 1995 and subsequent years taxes, assumed by the Grantees; all matters as shown on the plan of record in Book 6050, page 289; restrictive covenants of record in Book 5433, page 706, said Register's Office; and all easements located on the property.

95233
IDENTIF. ← REFERENCE

94 SEP 29 PM 3:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3118 09/29 0101 03CHECK 638.00

unimproved ( )
This is improved (X) property, known as 5409 Ashby Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 and representatives, 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. 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.

Witness our hand s this 28th day of September, 19 94

Gary R. Shaffer

Deborah J. Shaffer

BOOK 9478 PG 621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary R. Shaffer and wife, Deborah J. Shaffer

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 1995.

Commission expires 3/23/96

Notary Public

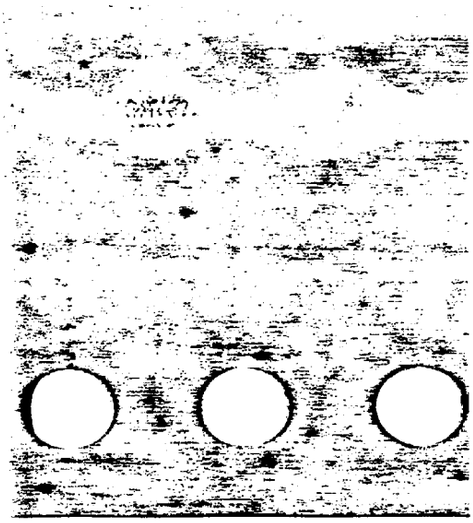
STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public



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

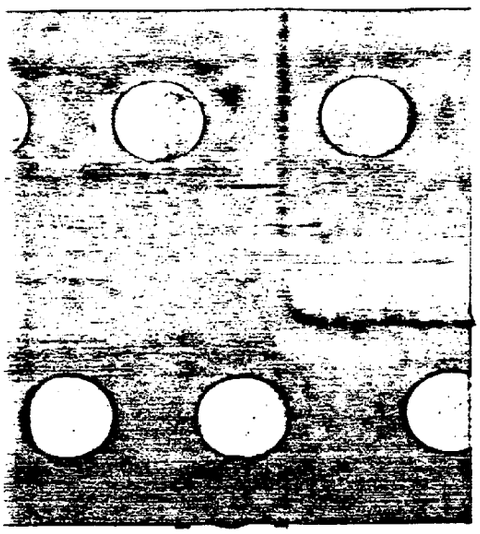
RECEIVED OF _____

FOR _____

BOOK 9478 PG 622

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 8.00
TOTAL 638.00
CHECK 638.00

09/29/94 01 15:11 0001 3118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95233
IDENTIF. & REFERENCE

94 SEP 29 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839376