This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9555 PG 830

ADDRESS NEW OWNER:
Caren Ann Shaffer
507 Almonte Court
Nashville, TN 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
MAP 131-05-0
GROUP
PARCEL C507

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Michael L. Joyce, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Caren Ann Shaffer, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A part of the Hillsborough Condominiums tract as shown on a plat of record in Book 6250, page 699, Register's Office, Davidson County, Tennessee; said part being:

Unit No. 507 on the said section plat, as shown in and described by the Master Deed Establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited, of record in Book 6822, page 721, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael L. Joyce by deed from First American National Bank of record in Book 9343, page 631, Register's Office, Davidson County, Tennessee.

This is improved property known as 507 Almonte Court, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Caren Ann Shaffer, her heirs and assigns, forever; and Michael L. Joyce, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of December, 1994.

Michael L. Joyce

BOOK 9555 PG 831

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael L. Joyce, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of December, 1994.

NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: November 20, 1996

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 238,655.00.

AFFIANT

Subscribed and sworn to before me this 19th day of December, 1994.

NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: November 20, 1996

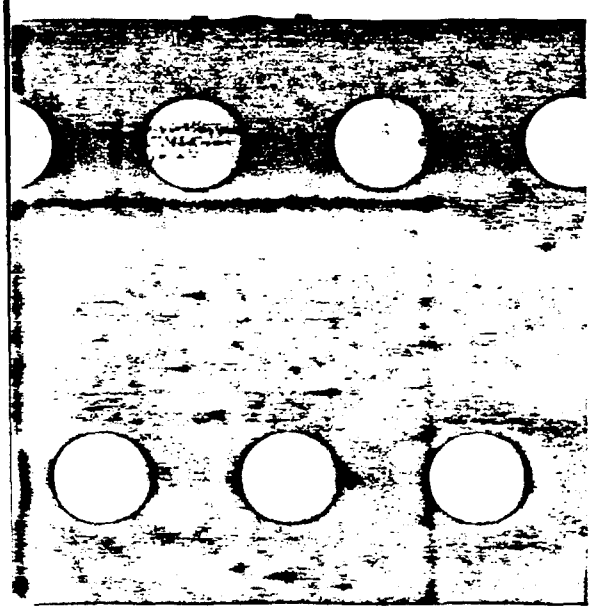
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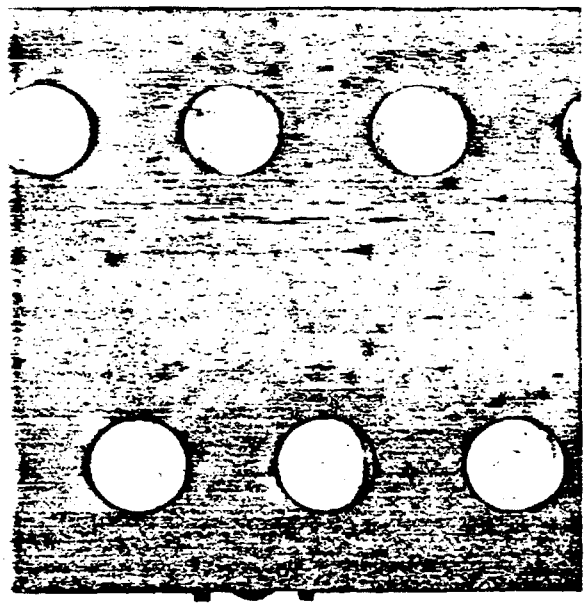
IDENTIF. & REFERENCE

94 DEC 27 PM 2:38

[illegible] REGISTER
DAVIDSON COUNTY, TN.

9554 12/27 1101 03CHECK 892.02





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9555 PG 832

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
238655.00
CON TX 883.02
PRFEE 1.00
MDEED 8.00
TOTAL 892.02
CHECK 892.02
12/27/94 01 14:37 0001 6554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20407
IDENTIF. ↑ REFERENCE

94 DEC 27 PM 2:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 866460