BOOK 9732 PG 623

Box 15

BOX 15

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **11th** day of **July, 1995** by and between

JENNIFER LYNN ROGERS SHAHAN and LOUIE SHAHAN, WIFE AND HUSBAND

hereinafter referred to as Grantor, and

ERIK A. OSTERBERG and SUZANNE M. OSTERBERG, HUSBAND AND WIFE ,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 87 on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, Page 498 and 499, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jennifer Lynn Rogers, a single person, by Warranty Deed from Richter Dial Builders, Inc., a Tennessee Corporation, of record in Book 8987, Page 776, Register's Office for Davidson County, Tennessee. The said Jennifer Lynn Rogers has since married Louie Shahan and is now known as Jennifer Lynn Rogers Shahan. The said Louie Shahan joins in this conveyance to convey any interest he may have, marital or otherwise.

1795 07/17 11:01 CHECK 581.02

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to Plan of record in Book 6900, page 498 and 499; setback lines and easements, all of record in the Register's Office, Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Jennifer Lynn Rogers Shahan
JENNIFER LYNN ROGERS SHAHAN

Louie Shahan
LOUIE SHAHAN

0079627

95 JUL 17 PM 3:47

REGISTER
DAVIDSON COUNTY, TN.

BOOK 9732 PG 623

BOX 15

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **JENNIFER LYNN ROGERS SHAHAN and LOUIE SHAHAN, WIFE AND HUSBAND** , the within named bargainors, 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, at office, this **11th** day of **July, 1995**.

Notary Public

Commission Expiration: 5/7/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$154,600.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

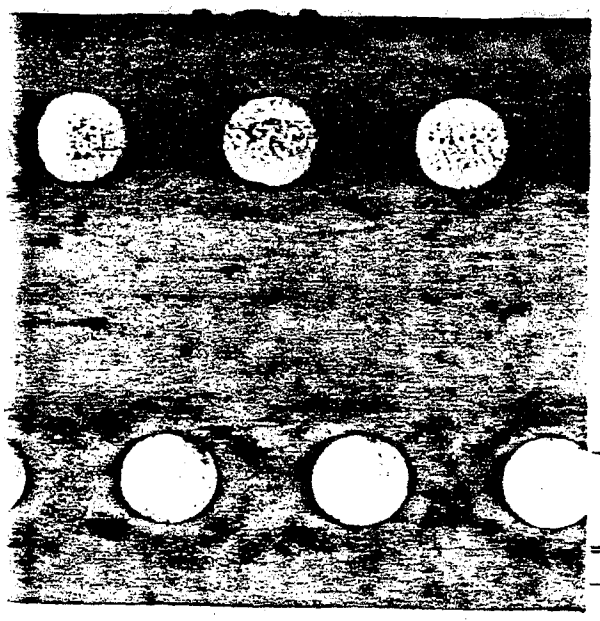
Subscribed and sworn to before me this **11th** day of **July, 1995.**

Notary Public

Commission Expiration: 5/7/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	AMERICA'S WHOLESALE LENDER 155 North Lake Avenue Pasadena, CA 91109	913 South Woodstone Lane Nashville, TN 37211 MAP PARCEL NUMBER 172-3-A-87CO



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

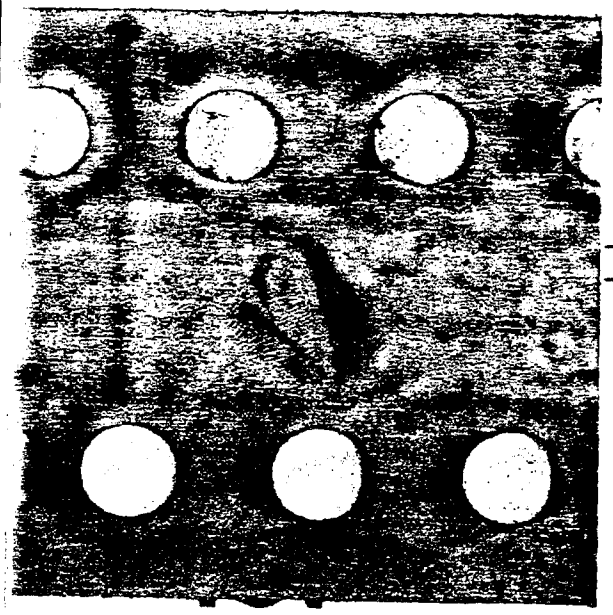
RECEIVED OF _____

FOR _____

BOOK 9732 PG 630

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
154600.00
DON TX 572.02
PRFEE 1.00
WDEED 8.00
TOTAL 581.02
CHECK 581.02

07/17/95 01 15:48 0001 1785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00079627
IDENTIF. # REFERENCE

95 JUL 17 PM 3:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930882