BOOK 9748 PG 717

Mail

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

ADDRESS NEW OWNER:

MOLLY ANN MARSHALL, UNMARRIED
133 THISTLE LANE
HERMITAGE, TN 37076

MAP/PARCEL NUMBER:

MAP 86-14-A, PARCEL 133

SEND TAX BILLS TO:

NATIONSBANC MORTGAGE CORPORATION
2059 NAORTHLAKE PARKWAY
TUCKER, GA 30084

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $63,000.00.

Molly Ann Marshall
AFFIANT

Subscribed and sworn to me, this the 31 day of JULY, 1995.

Notary Public
My commission expires: 5-11-96

95 AUG -2 AM 9:54
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0085015
IDENTIF. ↑ REFERENCE

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, I, CRYSTAL LYNN SHADWICK, A MARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said MOLLY ANN MARSHALL, UNMARRIED, hereinafter referred to as GRANTEE, HER 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 133 THISTLE LANE, HERMITAGE, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, I covenant that I AM 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.

I further covenant and bind MYSELF AND MY 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.

THOMAS LEE SHADWICK, husband of Crystal Lynn Shadwick, the Grantor herein, joins in this conveyance for the sole purpose of conveying all of his right, title and interest in and to said property, marital or otherwise.

WITNESS OUR HANDS this 31 day of JULY, 1995.

Crystal Lynn Shadwick, by Michael W. Arrington-her attorney-in-fact
CRYSTAL LYNN SHADWICK, BY HER ATTORNEY-IN-FACT, MICHAEL W. ARRINGTON

Thomas Lee Shadwick, by Michael W. Arrington-his attorney-in-fact
THOMAS LEE SHADWICK, BY HIS ATTORNEY-IN-FACT, MICHAEL W. ARRINGTON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL W. ARRINGTON, to me known to be the person whoexecuted the foregoing instrument in behalf of CRYSTAL LYNN SHADWICK AND HUSBAND, THOMAS LEE SHADWICK, and acknowledged that HE executed the same as the free act and deed of the said CRYSTAL LYNN SHADWICK AND HUSBAND, THOMAS LEE SHADWICK, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 31 day of July, 1995.

Notary Public

My Commission Expires: 5-11-96

DENISE C. SITTY NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

7601 08/02 0101 03CHECK 246.10

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Unit No. 133 on the Plan of Stage Two, Hermitage Meadows, of record in Book 5200, page 682, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Crystal Lynn Shadwick, by Warranty Deed from David D. Kinsler and wife, Tiffany Kinsler, of record in Book 9574, page 124, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

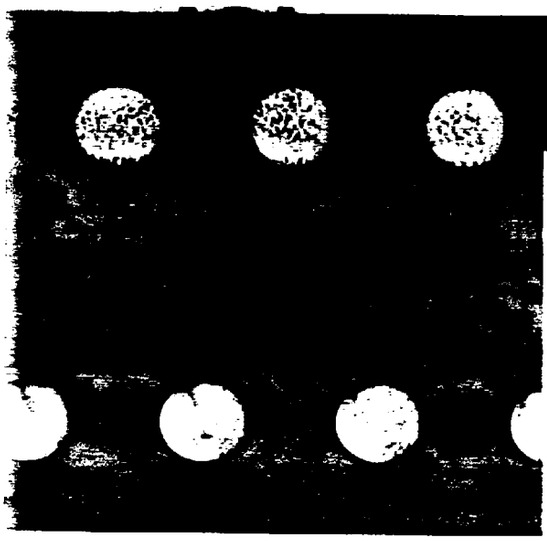
1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 5200, page 682, said Register's Office, including but not limited to any and all setback lines, easements, notes, and restrictions, etc., as shown thereon.

3. Declaration of Covenants, Conditions and Restrictions, of record in Book 6034, page 365, said Register's Office.

4. Charter of Hermitage Meadows Homeowner's Assn, of record in Book 6034, page 376, said Register's Office.

5. By-Laws of Hermitage Meadows Homeowner's Assn., of record in Book 6034, page 383 and as amended in Book 7660, page 612, said Register's Office.

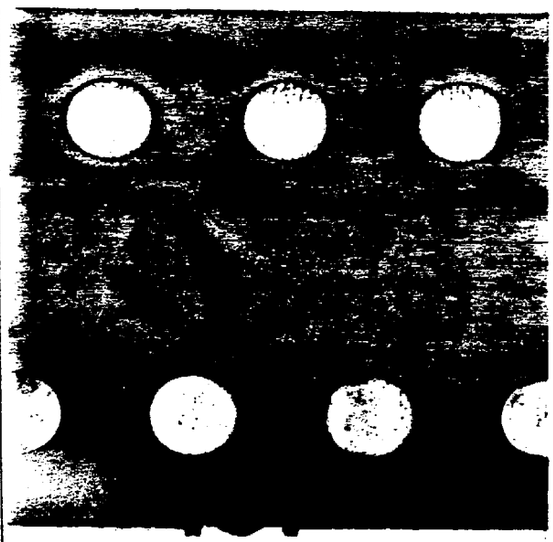


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9748 PG 720



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 63000.00
CON TX 233.10
PRFEE 1.00
MDEED 12.00
TOTAL 246.10
CHECK 246.10

08/02/95 01 02157 0001 7601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0085015
IDENTIF. ↑ REFERENCE

95 AUG -2 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936635