WARRANTY DEED

STEVE G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 22, 1998

STATE OF TENNESSEE 9932 PG 262
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 116,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce A. McCandless (NAME)	First Republic Mortgage (NAME)	26-7-175
134 Buckingham Court (ADDRESS)	3310 West End Avenue, Suite 480 (ADDRESS)	GO 20880
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Melissa J. Shockley, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce A. McCandless and wife, Kelley D. McCandless

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. 259 on the Plan of Windsor Green, Phase II, Section II, of record in Book 6900, page 549, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melissa J. Shockley by deed from Phillips Builders, Inc. of record in Book 8819, page 960, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 6406, page 363, as amended in Book 7619, page 647, Book 7657, page 583, Book 7675, page 923, Book 7649, page 288, Book 8000, page 652, Book 7776, page 826, Book 8201, page 770, Book 8663, page 384, Book 8708, page 630, Book 9036, page 326, Book 9065, page 744, Book 9072, page 572, Book 9245, page 332, and in Book 9696, page 654, said Register's Office.

0145540 IDENTIF. ← REFERENCE

96 JAN 31 AM 8:49 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

2846 01/31 0101 03CHECK 438.20

unimproved ( )
This is improved (X) property, known as 134 Buckingham Court, Goodlettsville, TN 37072
(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 my hand this 29th day of January 19 96

X Melissa J. Shockley

Melissa J. Shockley

BOOK 9932 PG 263

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 Melissa J. Shockley, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 29th day of January, 19 96.

Commission expires _____

Notary Public

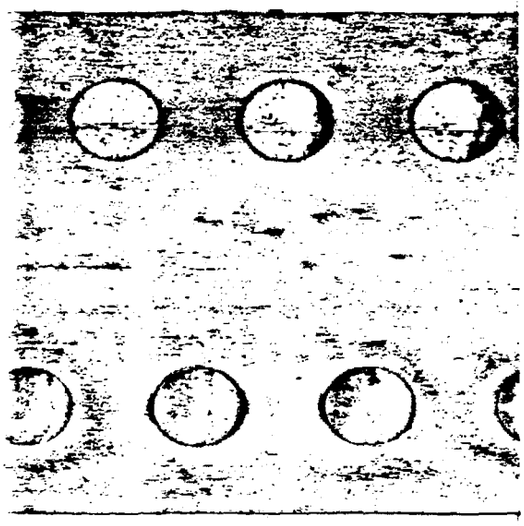
STATE OF TENNESSEE
COUNTY OF

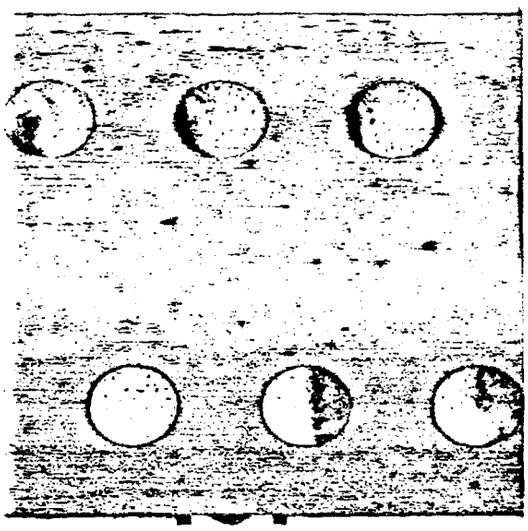
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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 9932 PG 264

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	
				116000.00
			CON TX	429.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	438.20
			CHECK	438.20
		01/31/96	01	08:49 0001 2846

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145540
IDENTIF. ← REFERENCE

96 JAN 31 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001093