WARRANTY DEED

BOOK 9968 PG 563

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacque J. Shaninger (NAME)	Leader Federal Bank for Savings (NAME)	MAP 141-12D
103 Morton Mill Circle (ADDRESS)	158 Madison Avenue (ADDRESS)	PARCEL 103
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38103 (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, Charles E. Blount and wife, Kristina Blount

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacque J. Shaninger and wife, Joyce E. Shaninger

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:

Land in Davidson County, Tennessee, being Lot No. 103 and driveway serving same on the plan of Morton Mill Estates, Third Revision, as of record in Book 7900, page 561, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Blount and wife, Kristina Blount by deed from Morton Mill, a Tennessee joint venture of record in Book 9512, page 531, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

Terms, conditions, easements, rights and liens as set for in the Declaration of Covenants, Conditions and Restrictions and the Bylaws appended thereto in Book 7546, page 145, Book 7936, page 704, Book 7906, page 709 and Book 8079, page 804, said Register's Office.

All matters as shown on the plan of record in Book 7900, page 561, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 103 Morton Mill Circle, Nashville, TN 37211
(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 29th day of February 19 96

Charles E. Blount

Kristina Blount

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Blount and wife, Kristina Blount

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 Franklin, Tennessee, this 29th day of February 19 96

Commission expires 1-30-99

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

0156879
IDENTIF. ↑ REFERENCE

96 MAR -5 AM 11:20
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

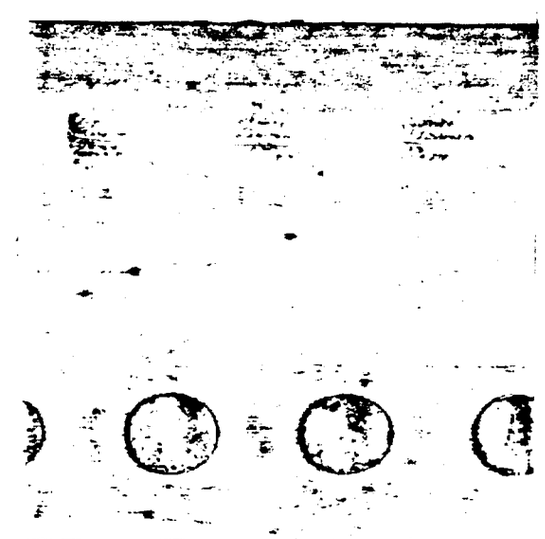
LEGAL DESCRIPTION CONTINUATION

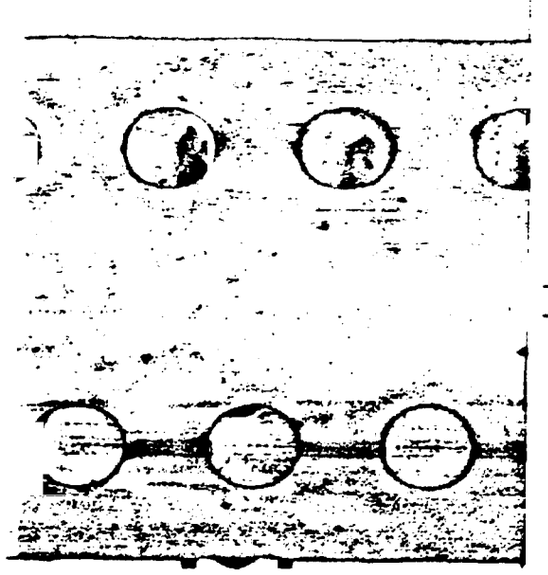
The lien for any unpaid and/or special assessments.

Right of others in and to the common elements.

Charter of Morton Mill Estates Homeowners' Association, Inc. of record in book 7414, page 335, said Register's Office.

4925 03/05 0101 03CHECK 494.00





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

RECEIVED OF _____

FOR _____

BOOK 9968 PG 566

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 12.00
TOTAL 494.00
CHECK 494.00
03/05/96 01 11:22 0001 4925

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156879 IDENTIF. & REFERENCE

96 MAR -5 AM 11:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 1013042