File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Robert J. Shaub
P.O. Box 40160
Nashville, TN 37204

BOOK 9987 PG 84

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 119-9
GROUP
PARCEL 206

WARRANTY DEED

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, we, **Randall B. Thomas and wife, Elsie S. Thomas,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert J. Shaub, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in the Sixth, formerly the Ninth Civil District of Davidson County, Tennessee, described as follows; Beginning on the westerly margin of Logan Avenue, in the southerly line of the Old Patterson Tract of land known as the "Flat Rock Tract" thence with the westerly margin of said Avenue, southwardly 85 feet; thence westwardly parallel with the southerly side of said Patterson Tract 130 feet; thence northwardly and parallel with said Avenue, 85 feet to the southerly line of said Patterson tract; thence with same eastwardly 135 feet to the point of beginning.
>
> BEING the same property conveyed to Randall B. Thomas and wife, Elsie S. Thomas by deed from Edith L. McGucken, a widow, as of record in Book 7044, page 496, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 2839 Logan Street, Nashville, TN 37211.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert J. Shaub, unmarried, his heirs and assigns, forever; and we, Randall B. Thomas and wife, Elsie S. Thomas, do covenant with the said Grantee 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 Grantee, his 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.

BOOK 9987 PG 85

Witness our hands this the 21st day of March, 1996.

Randall B. Thomas

Elsie S. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Randall B. Thomas and wife, Elsie S. Thomas**, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21st day of March, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAR. 23, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me
this 21st day of March, 1996.

NOTARY PUBLIC

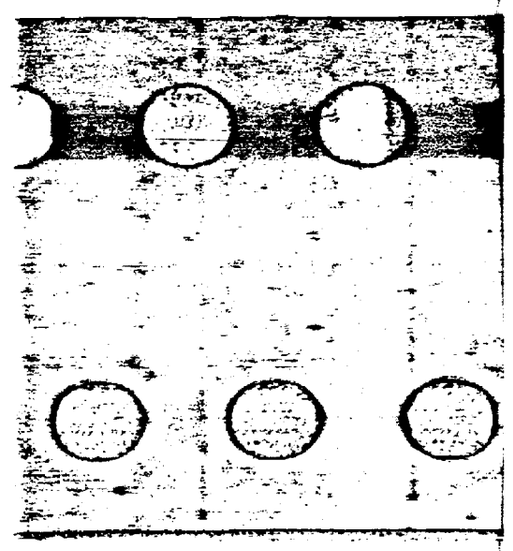
My Commission Expires: My Commission Expires MAR. 23, 1999

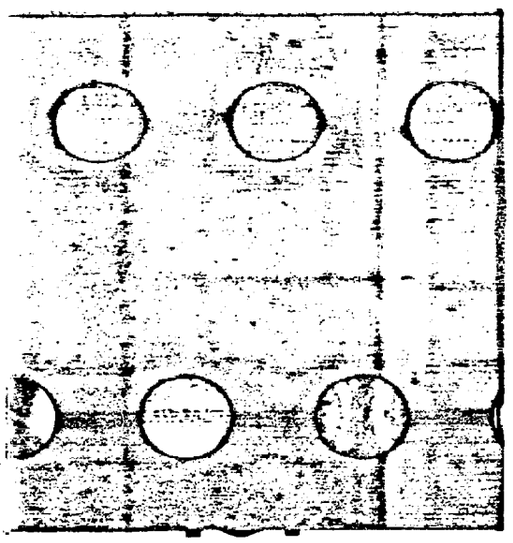
96 MAR 21 PM 3:35
WILSON 11 REGISTER
DAVIDSON COUNTY, TN

01626662 IDENTIF. ↑ REFERENCE

1174 03/21 01:01 03CHECK 249.50

C:\WP51\WORK\CLOSINGS\GFA96243.WD





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

RECEIVED OF _____

FOR _____

BOOK 9987 PG 86

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 65000.00	
			CON TX 240.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 249.50	
			CHECK 249.50	
03/21/96	01	15:38	0001	1174

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0162662
IDENTIF. ↑ REFERENCE

96 MAR 21 PM 3:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019215