308 172-12-0-A $70.00 26B

This instrument Prepared by G. Schuhl
8 Penn Center
Philadelphia, PA 19103

AREL-00308

WARRANTY DEED

BOOK 9989 PG 897

THIS INDENTURE, made this 16th day of February, A.D., 19 96, between **MICHAEL L. SAMS and JILL SAMS, Husband and Wife**

Tennessee, First Parties, and

CHRIS E. SHIELDS AND WIFE, DONNA LEE SHIELDS,

Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of TEN and no/100---------- ($ 10.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 312 on the Plan of Section Two, Bradford Hills, of record in Book 7900, page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same premises which Philip Keith Breeden and Wife, by Deed dated February 23, 1994and recorded in Davidson County, Tennessee in Deed Book Volume 9263, Page 560&c., granted and conveyed unto Michael L. Sams, an Unmarried Man, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

PLEASE SEE EXHIBIT "A" ATTACHED HERETO

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____ (L.S.) Michael L. Sams (L.S.)
Michael L. Sams

_____ (L.S.) Jill Sams (L.S.)
Jill Sams

STATE OF TENNESSEE }
COUNTY OF }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **MICHAEL L. SAMS and JILL SAMS, Husband and Wife,** the within named bargainor, 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 office, in Davidson County, this 16th day of February 19 96

Jessica D. Jarrett
Notary Public

My Commission expires July 25, 1998

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER CHRIS E. SHIELDS AND WIFE, DONNA LEE SHIELDS
ADDRESS 949 FALLVIEW TRAIL
NASHVILLE, TN 37211

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NORWEST MORTGAGE, INC.
ADDRESS 215 Centerview Drive, Ste. 111, Brentwood, TN 37027

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 127,900.00 Affiant Chris E. Shields

Subscribed and sworn to before me this 19th day of March 19 96.

Notary Public Jessica D. Jarrett

EXHIBIT "A"

BOOK 9989 PG 899

1. All real property taxes for the year 1996 and all subsequent years the same are not yet due and payable.

2. All matters set forth on the Plan of record in Book 7900, page 117, Register's Office for Davidson County, Tennessee, which plan includes a 20-foot minimum building setback line from Fullview Trail and the rear line and 3-foot and 7-foot minimum building setback lines from the side lines.

3. Declaration of Covenants, Conditions and Restrictions, recorded in Deed Book 8074, Page 269, which adopt and incorporate Covenants, Conditions and Restrictions applicable to Bradford Hills, Section One, of record in Book 8069, page 170, Register's Office for Davidson County, Tennessee.

4. By-Laws of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 531, said Register's Office.

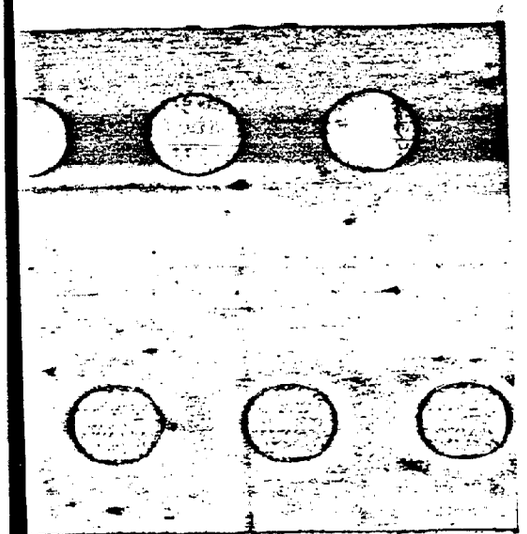
5. Charter of Bradford Hills Homeowner's Association, Inc., of record in Book 8071, page 521, said Register's Office.

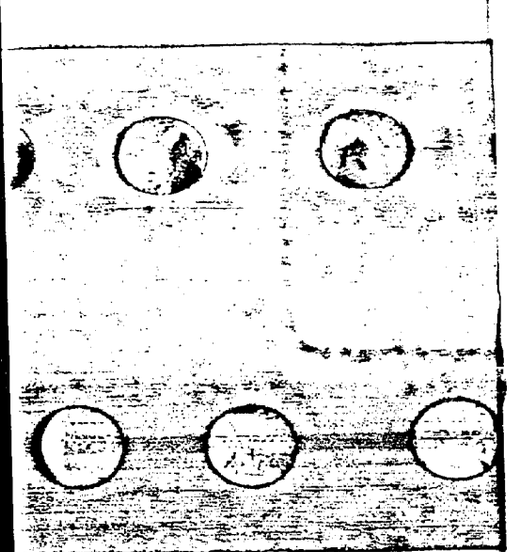
6. Easements of record in Book 1318, page 441, and of record in Book 1318, page 441, and Book 7690, page 260, said Register's Office.

2245 03/25 0101 03CHECK 486.23

0163673
IDENTIF. ↑ REFERENCE

96 MAR 25 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9989 PG 900

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
127900.00
CON TX 473.23
PRFEE 1.00
WDEED 12.00
TOTAL 486.23
CHECK 486.23

03/25/96 01 14:46 0001 2245

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163673
IDENTIF. & REFERENCE

96 MAR 25 PM 2:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020281