THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10111 PG 913

OUR FILE NUMBER: 5459

MAP/GROUP/PARCEL
026-01-0/117.00

NEW OWNER'S NAME AND ADDRESS:
Michael T. Brice and Steven D. Shelton
148 Two Mile Pike
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
GMAC Mortgage Corporation of PA
100 Witmer Road
Hersham, PA 19044-0963

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Lola Jean Dillon Fawbush, a single woman, hereinafter called Grantor, do hereby transfer and convey unto Michael T. Brice and Steven D. Shelton, both unmarried persons, as joint tenants with right of survivorship, their heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in the 10th Civil District of DavidsonCounty, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated May 24, 1988, as follows:
>
> BEGINNING at an iron pin set in the easterly margin of Two Mile Pike, the most southwest corner of this lot, and being the most northwest corner of Thomas L. Ingram property of record in Deed Book 6024, page 147, Register's Office said Davidson County, Tennessee; thence with the margin of said Two Mile Pike N. 20 deg. 00 min. 00 sec. W. 75.00 feet to an iron pin set in the margin of said Pike, and being a corner to Aubrey Moore Property of record in Deed Book 2930, page 267, Register's office said Davidson County, Tennessee; thence, leaving said Pike and with the line of said Moore N. 71 deg. 33 min. 57 sec. E. 301.00 feet to an iron pin set, corner to said Moore in the westerly right-of-way of L&N Railroad; thence, with said Railroad S. 13 deg. 07 min. 00 sec. E. 75.00 feet to an iron pin set in the margin of of said Railroad and being the most northeast corner of said Ingram; thence, with the line of said Ingram S. 71 deg. 30 min. 29 sec. W. 292.00 feet to the beginning, containing 0.51 acre more or less.
>
> BEING the same property conveyed to grantor herein by deed of record in Book 7566, Page 254, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Lola Jean Dillon Fawbush

97 JUL -5 AM 10:12

0100505

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Lola Jean Dillon Fawbush, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 3rd day of July, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-3-98
STATE OF TENNESSEE
COUNTY OF SUMNER

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE EXP. 2-3-98

The actual consideration or value whichever is greater for this transfer is $78,900.00.

AFFIANT

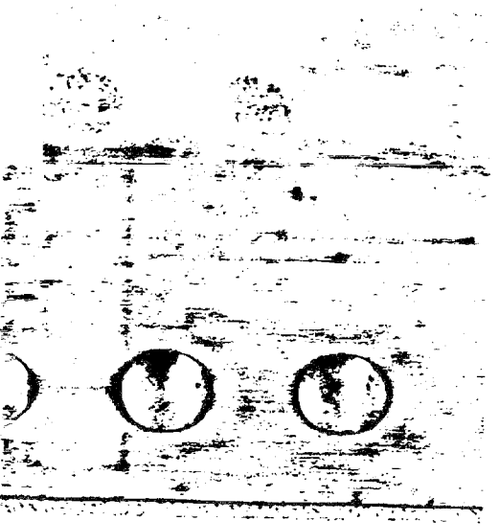
Sworn to and subscribed before me, this the 3rd day of July, 1996.

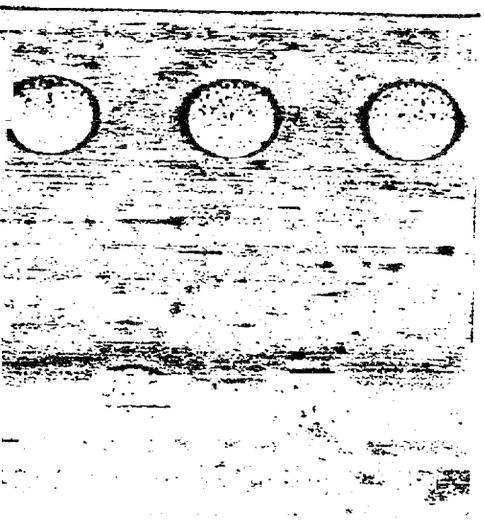
NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE EXP. 2-3-98

SEE 37705 0104 RECEIVED 300.93





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10111 PG 915

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	78900.00
CON TX	291.93
PRFEE	1.00
WDEED	8.00
TOTAL	300.93
CHECK	300.93

07/05/96 01 10:16 0001 1851

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200505
IDENTIFICATION REFERENCE

96 JUL -5 AM 10:12

REGISTER
DAVIDSON CO., TN.

No. 1059579