This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

60

WARRANTY DEED

ADDRESS NEW OWNER:
Katherine L. Maddox
3880 Priest Lake Dr.
Nashville, Tennessee 37217

BOOK 10127 PG 405

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Boatmen's National Mortgage Company
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:

MAP	136-3
GROUP	B
PARCEL	41.00CO

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, I, Susan Elizabeth Sheckler, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Katherine L. Maddox, unmarried, hereinafter called the Grantee, her 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 Townhouse No. 86, Building No. 23, and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, of record in Book 4675, page 131, and in Book 4675, page 145, said Register's Office.
>
> Being the same property conveyed to Susan Elizabeth Sheckler, unmarried, by deed from Billy Glenn Coleman of record in Book 9721, page 921, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3880 Priest Lake Dr., Nashville, TN 37217.

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

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Katherine L. Maddox, unmarried, her heirs and assigns, forever; and I, Susan Elizabeth Sheckler, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

Witness my hand this the 19th day of July, 1996.

Susan Elizabeth Sheckler

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Susan Elizabeth Sheckler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of July, 1996.

Rebecca L. Garland
NOTARY PUBLIC

My Commission Expires: May 24, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,500.00.

Katherine L. Maddox
AFFIANT

Subscribed and sworn to before me this 19th day of July, 1996.

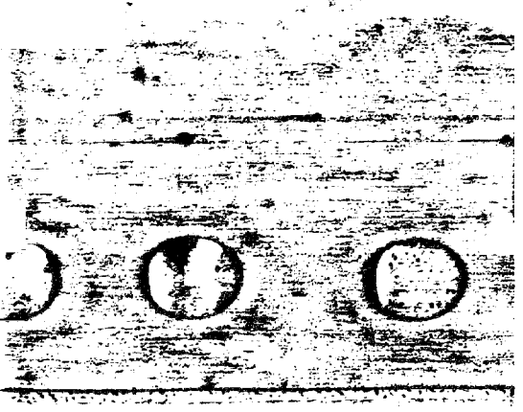
Rebecca L. Garland
NOTARY PUBLIC

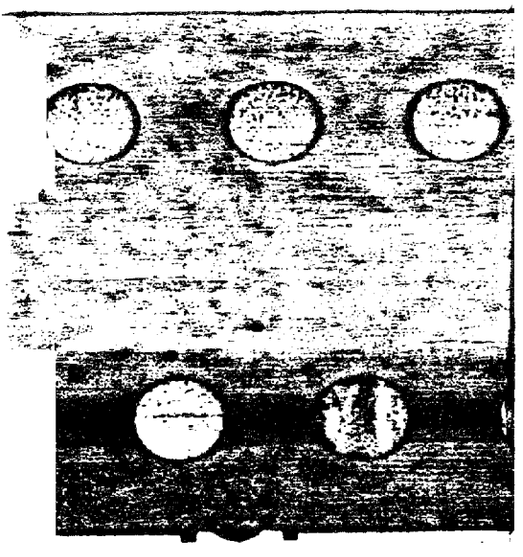
My Commission Expires: May 24, 1997

0205758
IDENTIFICATION REFERENCE

96 JUL 22 AM 10:47
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7580 07/22 0101 CHECK 299.45





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

RECEIVED OF _____

FOR _____

BOOK 10127 PG 407

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	78500.00
CON TX	290.45
PRFEE	1.00
WDEED	8.00
TOTAL	299.45
CHECK	299.45

07/22/96 01 10:53 0001 7580

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205758
IDENTIFICATION REFERENCE

96 JUL 22 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1065220