BOOK 10232 PG 254

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October 19 96

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 20, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK E. SHAFER (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	102-0-8
5772 RIVER ROAD (ADDRESS)	P. O. BOX 35140 (ADDRESS)	08D-19600
NASHVILLE, TN 37209 (CITY) (STATE) (ZIP)	LOUISVILLE, KY 40232 (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, STUART FISHER AND WIFE, CANDACE MARIE FISHER AND ALAN FLOWERS AND WIFE, LISA K. FLOWERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANK E. SHAFER AND PEGGY A. SHAFER, HUSBAND AND WIFE

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, and being more particularly described according to a survey by MICHAEL V. HOLMES, dated October 11, 1996, as follows:

SAID tract being 1530 foot, more or less, West of Charlotte Pike. Said CHECK 219.90 beginning at a steel stake in the northerly margin of River Road and the Southwest corner of Tracey and Timothy L. Wallace's property, of record in Book 9475, page 937, Register's Office for DAVIDSON County, Tennessee; thence along said margin of River Road, along a curve to the left (having a central angle of 14 degrees 09 minutes 40 seconds, a radius of 590.50 feet, a tangent length of 73.35 feet, and an chord bearing and distance of North 71 degrees 17 minutes 47 seconds West, 145.58 feet) 145.95 feet to an iron pin, the Southeast corner of Jerry W. Ham's property, of record in Deed Book 5968, page 192, Register's Office for DAVIDSON County, Tennessee and the Southwest corner of this tract; thence along the East line of said Ham's property and the West line of this tract, North 34 degrees 39 minutes 00 seconds East 261.87 feet to a tree in the East line of said Ham's property and the West line of this tract; thence along said Ham's East line and the West line of this tract, North 01 degrees 09 minutes 26 seconds West 12.03 feet to a tree, the Northeast corner of said Ham's property, the Southeast corner of (Trustee) Mary Hicks Proctor's property, of record in Deed Book 8773, page 489,

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 5772 RIVER ROAD, NASHVILLE, TN 37209
(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 18th day of October 19 96

Stuart Fisher
STUART FISHER
CANDACE MARIE FISHER
By: Candace Marie Fisher by Stuart Fisher
STUART FISHER, ATTORNEY-IN-FACT

Alan Flowers
ALAN FLOWERS
LISA K. FLOWERS
By: Lisa K. Flowers By Alan Flowers
ALAN FLOWERS, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STUART FISHER AND ALAN FLOWERS

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 NASHVILLE, Tennessee, this 18th day of October 19 96

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

Register's Office for DAVIDSON County, Tennessee, and in the West line of this tract; thence along the East line of said Proctor's property and the West line of this tract, North 30 degrees 13 minutes 02 seconds East 155.14 feet to a steel pipe in the East line of said Proctor's property, in the West line of said Wallace's property and the North corner of this tract; thence along said Wallace's West line and the East line of this tract, South 04 degrees 59 minutes 05 seconds West 153.31 feet to a steel pipe in the West line of said Wallace's property and in the East line of this tract; thence along the West line of said Wallace's tract and the East line of this tract, South 16 degrees 28 minutes 04 seconds West 266.39 feet to the point of BEGINNING.

BEING the same property conveyed to STUART FISHER AND ALAN FLOWERS, by deed from Robert E. Perkins and wife, Debra E. Perkins, of record in Book 10076, page 778, Register's Office for DAVIDSON County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

CANDACE MARIE FISHER, wife of STUART FISHER, joins in to convey any interest she may have by reason of her marital status in subject property.

LISA K. FLOWERS, wife of ALAN FLOWERS, joins in to convey any interest she may have by reason of her marital status in subject property.

This instrument is executed on behalf of CANDACE MARIE FISHER by STUART FISHER and LISA K. FLOWERS by ALAN FLOWERS, as their Attorneys-in-Fact, pursuant to Powers of Attorney which are being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated October 11, 1996, made by:
MICHAEL V. HOLMES, License No. 213
609 Dunston Drive
Nashville, TN 37211

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STUART FISHER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of CANDACE MARIE FISHER, as her Attorney-in-Fact, as the free act and deed of the within named CANDACE MARIE FISHER. WITNESS my hand and official seal at Nashville, Tennessee, this 18TH day of OCTOBER, 1996.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALAN FLOWERS, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of LISA K. FLOWERS, as her Attorney-in-Fact, as the free act and deed of the within named LISA K. FLOWERS. WITNESS my hand and official seal at Nashville, Tennessee, this 18TH day of OCTOBER, 1996.

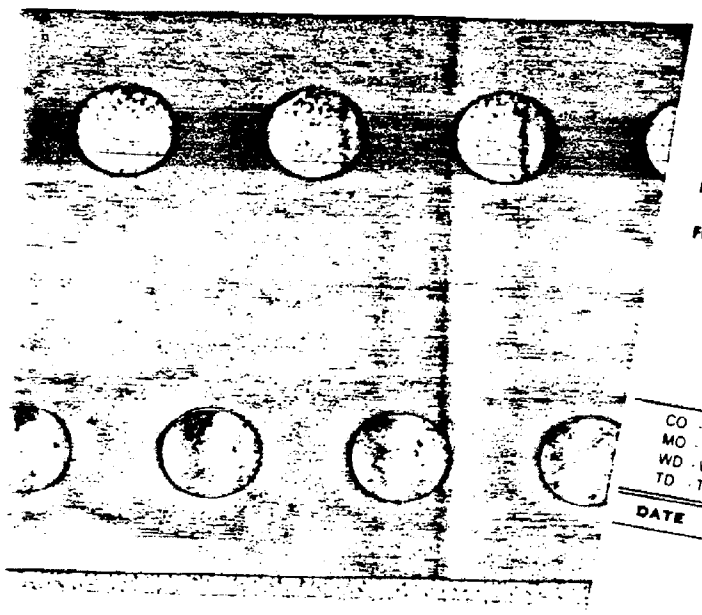
My Commission Expires: 07/26/97

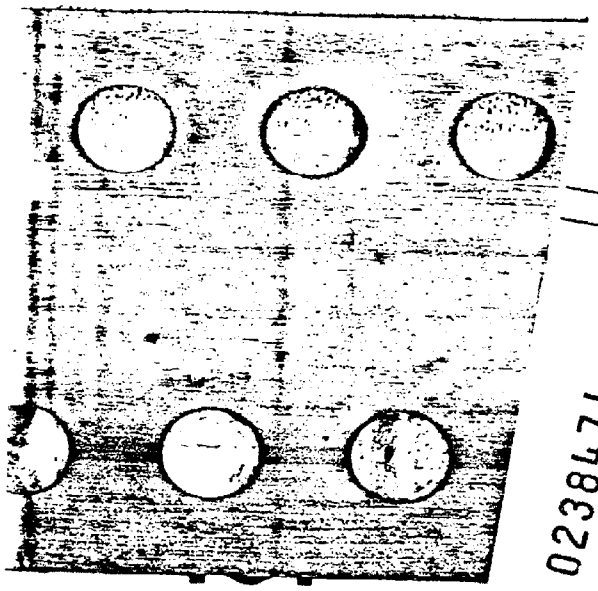
NOTARY PUBLIC I. DYKE TATUM

96 OCT 21 PM 3:18
RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.
KEITH J. MCDONOUGH REGISTER

IDENTIF. & REFERENCE

02384 71





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

RECEIVED OF _____

FOR _____

BOOK 10232 PG 256

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

10/21/96 01 15:25 0001 2508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238471
IDENTIFICATION REFERENCE

96 OCT 21 PM 3:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1079502

No [redacted]