THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

BOOK 10291 PG 12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JUDY G. BRAYTON, unmarried _____, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto _____ JEFFREY J. SHAW AND WIFE, VICKI A. SHAW _____ hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Davdison County, Tennessee**, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Phase One, Ransom Place, of record in Book 6900, pages 922 thru 924, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Judy G. Brayton, unmarried, by deed from Ransom Place Homes, Inc., a Tennessee Corporation, of record in Book 8626, page 731, Register's Office for said County.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions of record in Book 7867, page 81; and all matters as shown on the recorded plat.

This is improved property known as: **300 Alder Court, Nashville, TN 37217**

TO HAVE AND TO HOLD the same 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 and 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 hands this 30 day of November, 1996

Judy G. Brayton

0255956
IDENTIF. ↑ REFERENCE

96 DEC 16 AM 9:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10291 PG 13

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30TH day of November, 1996, before me personally appeared Judy G. Brayton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:

JAN 20 1999

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 1996, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC

My Commission Expires:

* *

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 121,900.00.

Affiant

Subscribed and sworn to before me this 11th day of December, 1996

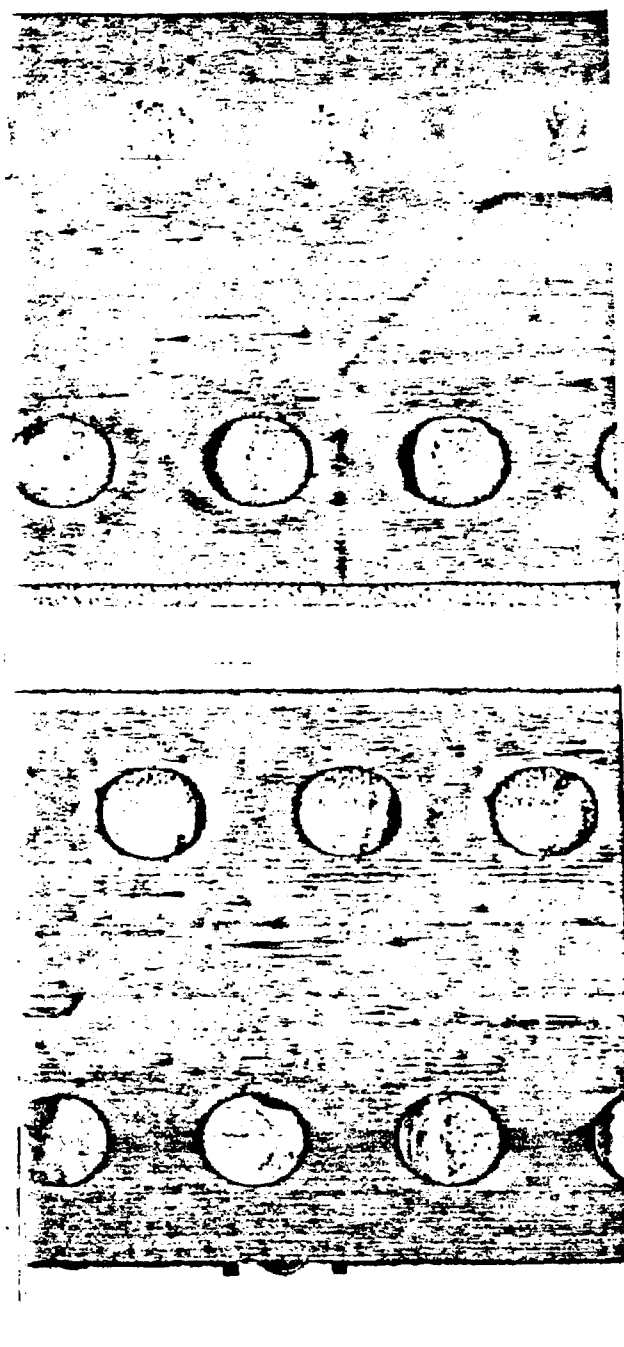
Notary Public

My Commission Expires:

* *

ADDRESS NEW OWNER(S):	SEND TAX BILL TO:	MAP-PARCEL:
Jeffrey J. Shaw Vicki A. Shaw 300 Alder Court Nashville, TN 37217	Great Western Mortgage Corp. 9451 Corbin Avenue Northridge, CA 91324	Map: 135-14 Group: B Parcel: 30 CO

5830 12/16 0101 03CHECK 460.03



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

RECEIVED OF _____

FOR _____

BOOK 10291 PG 14

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	
				121900.00
			CON TX	451.03
			PRFEE	1.00
			WDEED	8.00
			TOTAL	460.03
			CHECK	460.03
12/16/96	01	09:45	0001	5830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255956 IDENTIF. & REFERENCE

96 DEC 16 AM 9:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098444