THIS INSTRUMENT PREPARED BY:
JACOBS & HOLT, P.C.
J. MICHAEL JACOBS, ESQ.
311 White Bridge Road
Nashville, Tennessee 37209

Mail

BOOK 10314 PG 919

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL
Jeffrey L. Latondress Donna F. Latondress 824 Rodney Drive Nashville, TN 37205	Same	Map 91-11 Par 289 Map91-11Par 288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Twenty Thousand ($20,000.00) DOLLARS, cash in hand paid, and Buyer's Deed of Trust Note in the original principal amount of One Hundred Eighty Thousand and 00/100 ($180,000.00) Dollars, payable over twenty (20) years in monthly installments, plus interest at the rate of nine (9%) percent per annum, secured by a Deed of Trust recorded simultaneously of even date herewith in the Register's Office of Davidson County, Tennessee, receipt of all of same from the Grantee being acknowledged.

We, **DORRIS E. SHARBER** and wife, **JOANNE SHARBER**, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **JEFFREY L. LATONDRESS** and wife, **DONNA F. LATONDRESS** the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly one-half (1/2) Lot No. 1108, and all of Lots 1110, 1112 1114, 1116 and the East 5 feet of Lot No. 1118, of Block 146, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 117.50 feet on the southerly side of Alabama Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Dorris E. Sharber and wife, Joanne Sharber, by Warranty Deed from Aulene Boone Harmon, of record in Book 7381, page 576, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Bellevue Paving Co., Inc., a Tennessee Corporation, of record in Book 6806, page 753, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This description was prepared by combining the descriptions in the two previous Deeds.

This is improved property, commonly known as 5205 and 5207 Alabama Avenue, Nashville, Tennessee.

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.

Whenever 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 7TH day of November, 1996.

Dorris E. Sharber
DORRIS E. SHARBER

Joanne Sharber
JOANNE SHARBER

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DORRIS E. SHARBER and wife JOANNE SHARBER the within named Bargainors, 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 7 day of November, 1996.

J. Michael Jacobs
NOTARY PUBLIC

My commission expires: 7/24/99

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

JEFFREY L. LATONDRESS

Subscribed and sworn to before me, this the 7 day of November 1996.

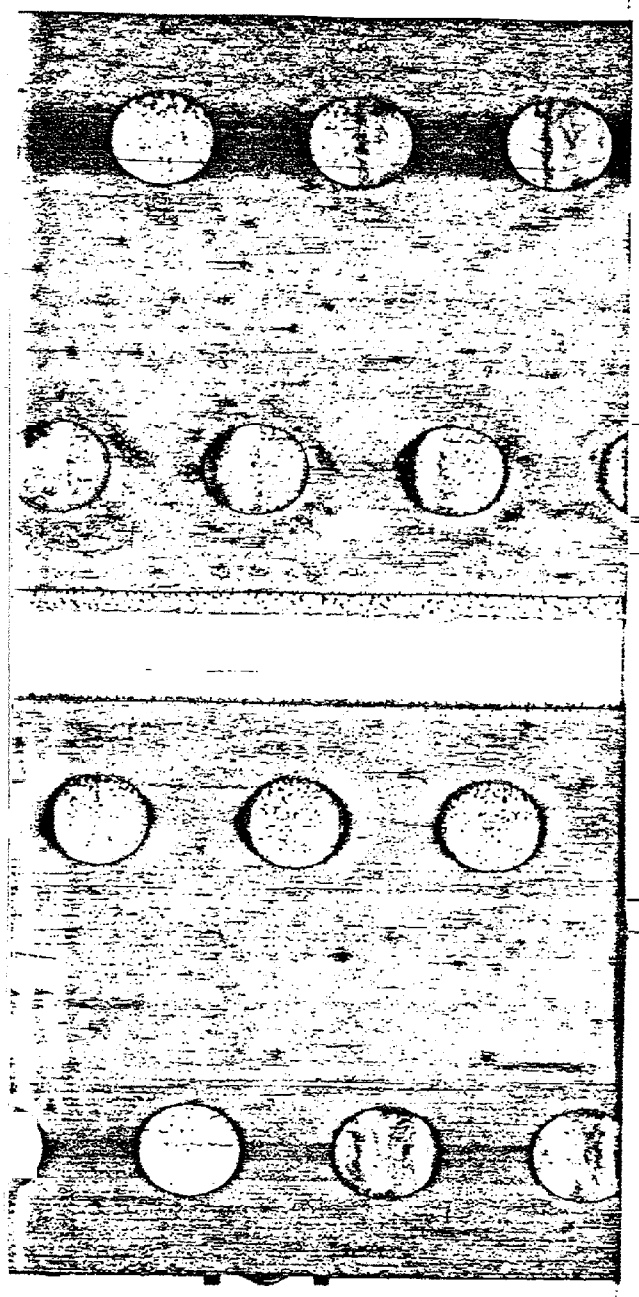
J. Michael Jacobs
NOTARY PUBLIC

My commission expires: 7/24/99

3196 01/08 0101 03CHECK 749.00

0262643
IDENTIF. # REFERENCE

97 JAN -8 PM 3:44
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10314 PG 921

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
			CANT	
				200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	749.00
			CHECK	749.00
01/08/97	01		15:45 0001	3196

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262643
IDENTIF. ↑ REFERENCE

97 JAN -8 PM 3:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

ID

No. 1105725