BOOK 10330 PG 445

Bat 34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 19 97

Notary Public

MY COMMISSION EXPIRES: February 27, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marsha Kaye McFarland (NAME)	Guaranty Trust Company (NAME)	MAP 72-01
2580 Slaydon Drive (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL 96.00
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP)	Murfreesboro, Tennessee 37130 (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, Richard A. Nelson d/b/a Morning Star Construction Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marsha K. McFarland, unmarried

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:

Being Lot No. 621 on the Final Plat of Shepardwood Subdivision, Section Six, of record in Plat Book 6900, page 753, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

For source of title reference is made to Book 10292, Page 921, Register's Office for Davidson County, Tennessee.

Subject to restrictions filed of record in Book 9471, Page 372, Register's Office for Davidson County, Tennessee.

Subject to all matters shown of record in Book 6900, Page 753, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

unimproved ( )
This is improved (X) property, known as 2580 Slaydon Drive, Nashville, Tennessee 37207
(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 my hand this 25th day of January, 19 97

Richard A. Nelson

BOOK 10330 PG 446

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 Richard A. Nelson d/b/a Morning Star Construction Co.

the bargainor _____, 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 for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of January 19 97.

Commission expires ~~February 27~~, 1997 1-25

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

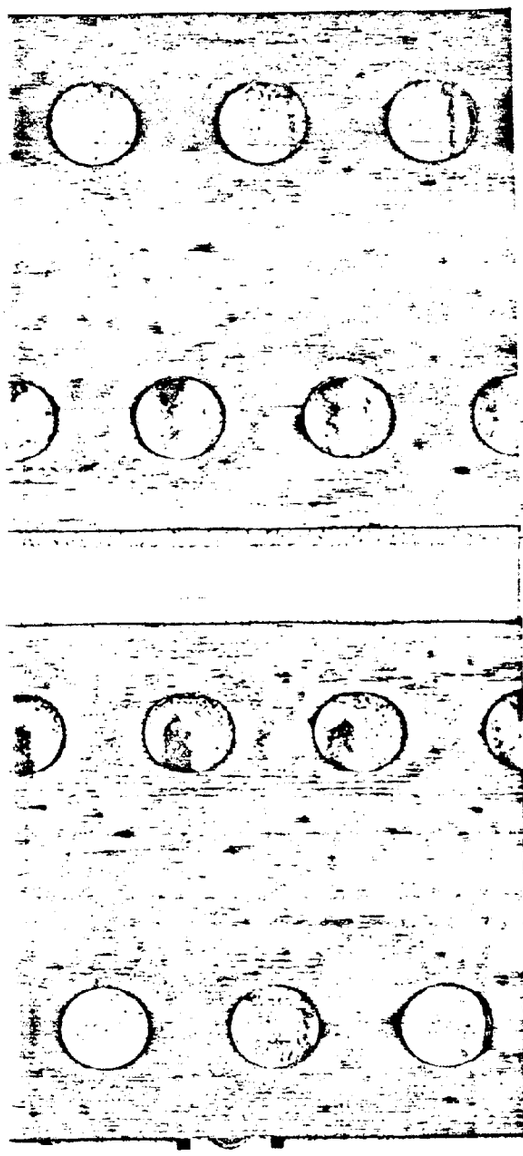
My commission expires _____

Notary Public

0267443
IDENTIF. ↑ REFERENCE

97 JAN 28 AM 8:24
DAVIDSON COUNTY, TN.

8353 01/28 0101 03CHECK 267-63



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

RECEIVED OF _____

FOR _____

BOOK 10330 PG 447

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 69700.00
				CON TX 258.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 267.63
				CHECK 267.63
			01/28/97 01	08:24 0001 8353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0267443
IDENTIF. ↑ REFERENCE

97 JAN 28 AM 8:24

DAVIDSON COUNTY, TN.

No. 1110822