Bk/Pg #

BOOK 10364 PG 344

This instrument prepared by:
Jeff M. Grissim
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Teresa Lynn Shafer 3911 Albert Drive Nashville, TN	SAME	Map 118 Parcel 13-130

T.S.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Thomas A. Tate and wife, Ila Lou Tate (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Teresa Lynn Shafer an unmarried person and (the "Grantee"), their successors and assigns, subject to the restrictions and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described as follows:

Being Lot No. 13 on the Plan of Lipscomb Heights, as of record in Book 2083, page 61, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Thomas A. Tate, and wife Ila Lou Tate by Deed of Record in Book 10071, page 372, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, except as specifically herein provided, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes and except as of record, and is subject to restrictive covenants of record in Book 2196, page 106, Register's Office; and all matters shown on Plat recorded in Book 2083, page 61, Register's Office, and Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all persons, whomever.

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.

0277622
IDENTIF. & REFERENCE
97 FEB 28 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WITNESS our hands this 25th day of February, 1997.

BY: Thomas A. Tate by Ila Lou Tate attorney in fact
Thomas A. Tate, by Ila Lou Tate, Attorney-in-fact

Ila Lou Tate
Ila Lou Tate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of February, 1997, before me personally appeared Ila Lou Tate, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 1997.

BOOK 10364 PG 345

NOTARY PUBLIC

My Commission
Expires: May 28, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ila Lou Tate, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney -in- fact for Thomas A. Tate, the maker, and is authorized to execute this instrument on behalf of the maker as is of record in Book 10364 page 342, Register's Office for Davidson County, Tennessee.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: May 28, 2000

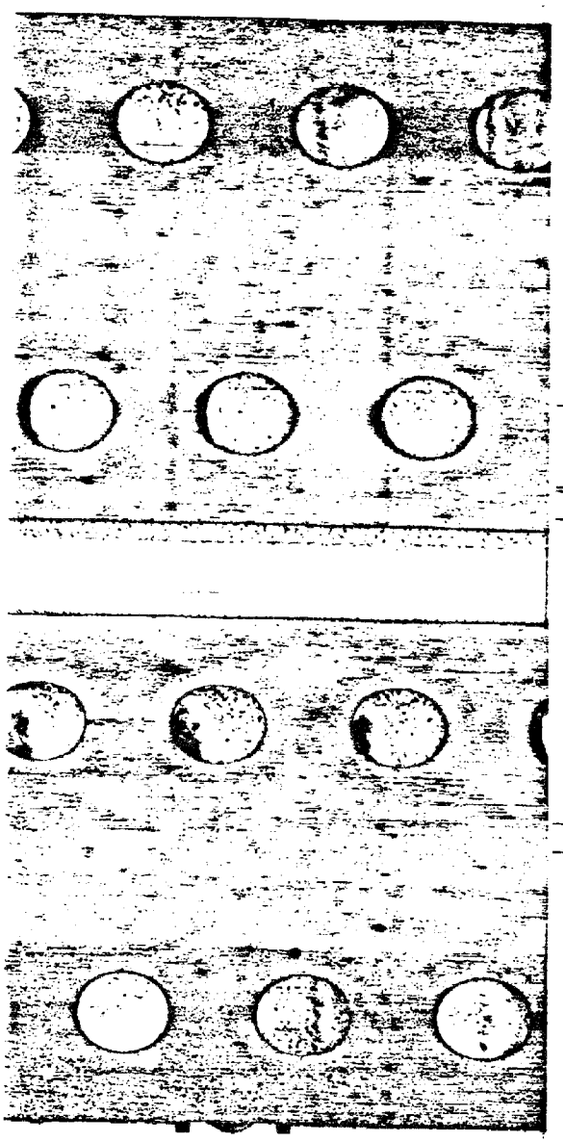
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $141,000.00.

2/28/97
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 141,000.00
Michelle Willis
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF Feb 1997.
B Edwards
Deputy Register

1334 02/28 0101 03CHECK 530.70



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

RECEIVED OF _____

FOR _____

BOOK 10364 PG 346

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
				141000.00
				CON TX 521.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 530.70
				CHECK 530.70
			02/28/97 01	16:08 0001 1334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277622
IDENTIFICATION REFERENCE

97 FEB 28 PM 4:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122242