BOOK 10380 PG 1

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 38552
Dav. Co. File: Box 8

97 MAR 14 AM 10: 22
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE
0282834

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James E. Shadburne Julie A. Shadburne 2806 Westmoreland Drive Nashville, TN 37212	Guaranty Trust Company 726 S. Church Street Murfreesboro, TN 37133-1218

TAX MAP-PARCEL NUMBERS: 104-14-59 24W 04840

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 160000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lillian B. Brooks, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James E. Shadburne and spouse, Julie A. Shadburne,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 27 on the Map of Bransford Realty Company's Subdivision of Westmoreland Place of record in Book 421, Page 16, Register's Office for said County.

SAID Lot No. 27 fronts 85 feet on the northerly side of Westmoreland Drive and runs back between lines 185 feet to an alley on which it measures 60 feet.

BEING the same property conveyed to John C. Brooks and wife, Lillian B. Brooks by deed from Gary E. Carrelli, unmarried of record in Book 6113, Page 923, Register's Office for said County. The said John C. Brooks and Lillian B. Brooks have since divorced, and by Final Decree, No. 850-1528, in the Probate Court for Davidson County, Tennessee, and of record in Book 6962, Page 962, Register's Office for Davidson County, Tennessee. Subject property was vested in Lillian B. Brooks.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 2806 Westmoreland Drive, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of March, 1997.

Lillian B. Brooks

State of Tennessee
County of Davidson

On this 13th day of March, 1997, before me the undersigned authority, personally appeared **Lillian B. Brooks**, 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 the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

6897 03/14 0101 03CHECK 601.00

A F F I D A V I T

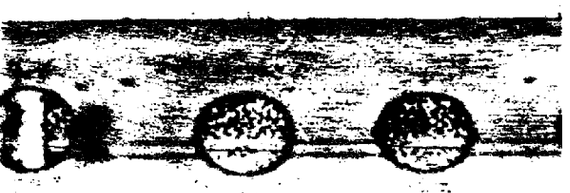
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 160000.00

Affiant

Sworn and subscribed before me on the 13th day of March, 1997.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public



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

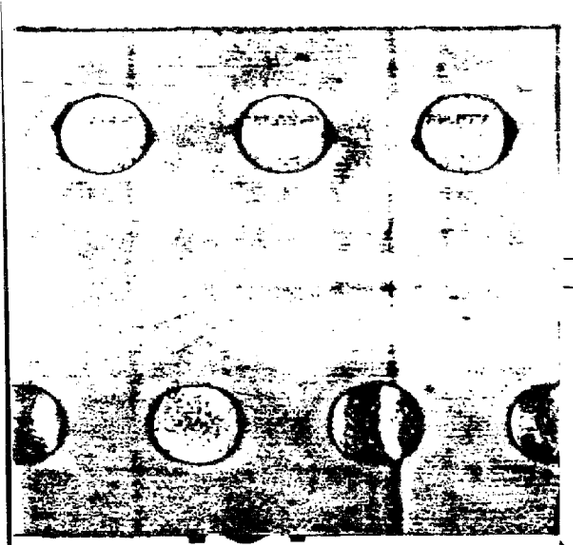
RECEIVED OF _____

FOR _____

BOOK 10380 PG 3

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 8.00
TOTAL 601.00
CHECK 601.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/14/97 01 10:26 0001 6897

0282834
IDENTIF. ↑ REFERENCE

97 MAR 14 AM 10: 22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127250