3

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON}
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 154,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4 DAY OF March 19 97

NOTARY PUBLIC

My Commission expires: 10/24/98

BOOK 10382 PG 621

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
RONALD W. SHUTT	Churchill Mortgage Coporation	131-5A-137
(NAME)	(NAME)	
5039 HILLSBORO RD. #137	761 Old Hickory Blvd., Suite 301	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215	Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BETTY BONER, A SINGLE PERSON

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

RONALD W. SHUTT AND WIFE, TAMMY R. SHUTT

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 137 on the Plan of Section One, Jefferson Square Townhouses, of record in Book 4675, page 12, Register's Office for said county, which plan and record thereof are incorporated herein and made a part thereof be reference.

Being the same property conveyed to Betty Boner by deed from Roger Erwin Estes of record in Book 9340, page 125, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "A")

unimproved ( )
This is improved (X) property, known as #137 Jefferson Square, 5039 Hillsboro Road, Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 4th day of March, 19 97.

BETTY BONER

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

BOOK 10382 PG 622

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BETTY BONER, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4 day of March, 19 97.

My Commission expires:
10/17/98

Notary Public

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____

Notary Public

EXHIBIT "A"

BOOK 10382 PG 623

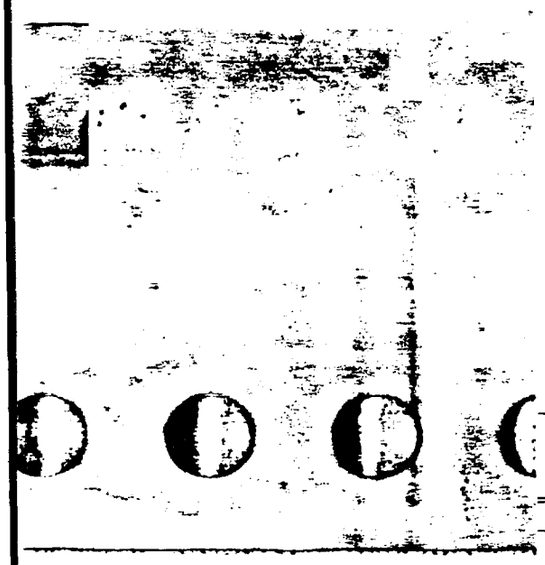
1. Metro taxes for 1997, a lien, but not yet due and payable.

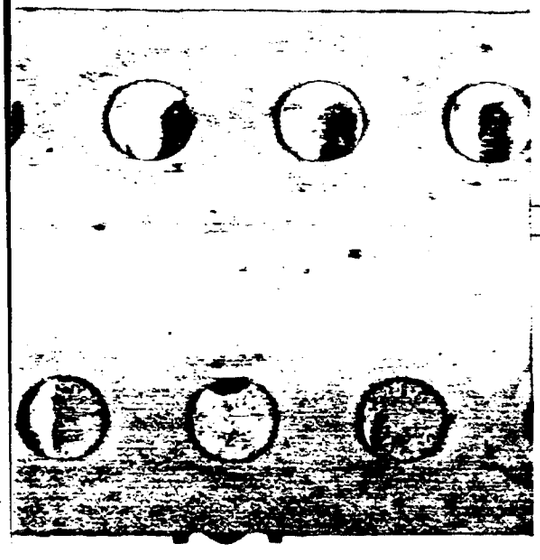
2. The Plan of record in Book 4675, page 12,. said Register's Office, shows and Owner's Certificate, certain minimum building setback lines and certain easements.

3. The premises herein insured is a condominium apartment established pusuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in the Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereinafter established over, through, or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal property Regime of Jefferson Square, Section One, Condominiums of record in Book 4731, page 332, as amended in Book 5826, page 693, and Book 8550, page 3, said Register's Office, together with the By-Laws of record in Book 4731, page 341, as amended in Book 5676, page 31; Book 5700, page 719; Book 8036, page 54; Book 8057, page 179, as revised in Book 8231, page 418, and further amended in Book 8550, page 973, said Register's Office.

4. Rights of others in and to the common elements.

0283855
IDENTIFICATION REFERENCE
97 MAR 18 AM 8:32
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.
8028 03/18 0101 CKCHECK 504.25





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

RECEIVED OF _____

FOR _____

BOOK 10382 PG 624

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
154500.00
CON TX 571.65
PRFEE 1.00
WDEED 12.00
TOTAL 584.65
CHECK 584.65

03/18/97 01 08:34 0001 8028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0283855
IDENTIF. ↑ REFERENCE

97 MAR 18 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128357