55

WARRANTY DEED

FOR 10435 PG 994

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RHONDA I. UHTENWOLDT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Wayne Shands	New Owner	MAP 44-11A
(NAME)	(NAME)	
511 Jones Street Unit C-4	P.O. Box 1	PARCEL 304
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Ellendale, TN 38029	
(CITY) (STATE) (ZIP)	(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, E&E Fairbanks Family Limited, Partnership, I

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Shands and wife, Sharon Shands

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:

LAND in Davidson County, Tennessee, being Unit No. C-4, Parcel 304, in a Horizontal Property Regime which is of record in Book 7977, page 92 re-recorded in book 8164, page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LeBron Fairbanks and wife, Anne Fairbanks by deed from Lee Marvin Jernigan, Trustee, of record in Book 8659, page 693, said Register's Office. And further conveyed to E & E Fairbanks Family Limited Partnership, I by Quitclaim Deed from LeBron Fairbanks and wife, Anne Fairbanks of record in Book 10413, page 863, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:
Terms and conditions of Master Deed and Bylaws of record in Book 8164, page 151, and re-recorded in Book 8164, page 151, Register's Office for Davidson County, Tennessee.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 511 Jones Street Unit C-4, Old Hickory, Tennessee 37138
(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 our hand s this 25th day of April 19 97

E&E Fairbanks Family Limited, Partnership, I

By: E. LeBron Fairbanks
E. LeBron Fairbanks, General Partner

By: E. Anne Fairbanks
E. Anne Fairbanks, General Partner

BK/ 10435 PG 995

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on 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 _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared E. LeBron Fairbanks and E. Anne Fairbanks with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the General Partner and General Partner respectively of the E&E Fairbanks Family Limited the within named bargainor, and corporation, and that they as such General Partner and General Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said E. LeBron Fairbanks as such General Partner, and attesting the same by the said E. Anne Fairbanks as such General Partner.

Witness my hand and official seal at office at Franklin, Tennessee on this the 25th day of April 19 97.

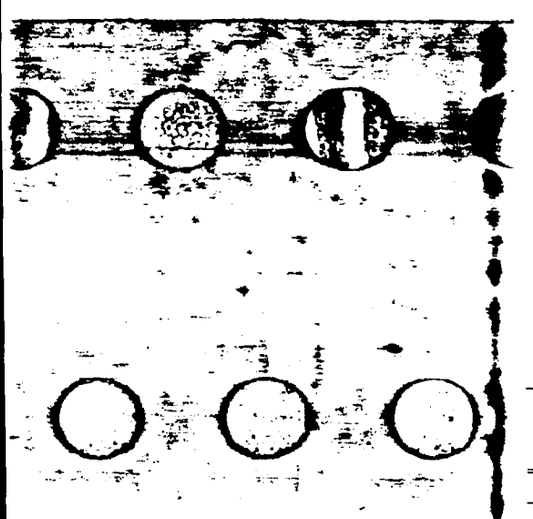
My commission expires 8-24-97 Rhonda J. Uhtenwoldt
Notary Public

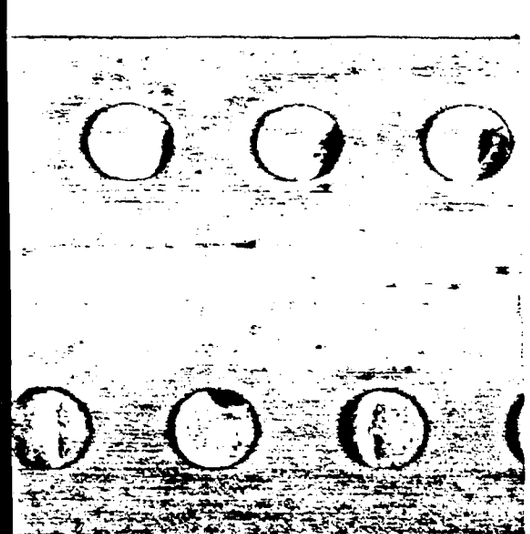
RHONDA J. UHTENWOLDT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

5471 05/01 0101 03CHECK 120.00

0299812
IDENTIFICATION REFERENCE

97 MAY -1 AM 8:53
FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10435 PG 996

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

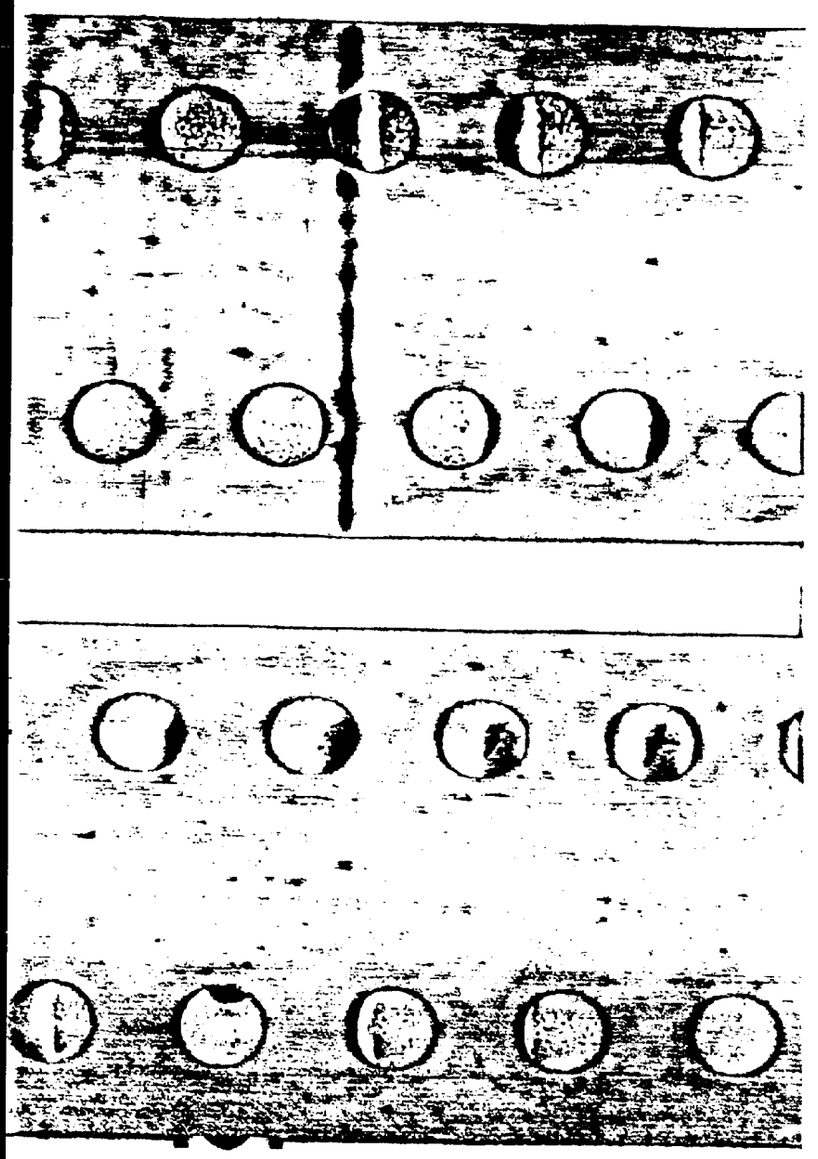
05/01/97 01 08:53 0001 5471

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0299812
IDENTIF. ↑ REFERENCE

97 MAY -1 AM 8:53
REGISTER
DAVIDSON COUNTY, TN.

No.1145560



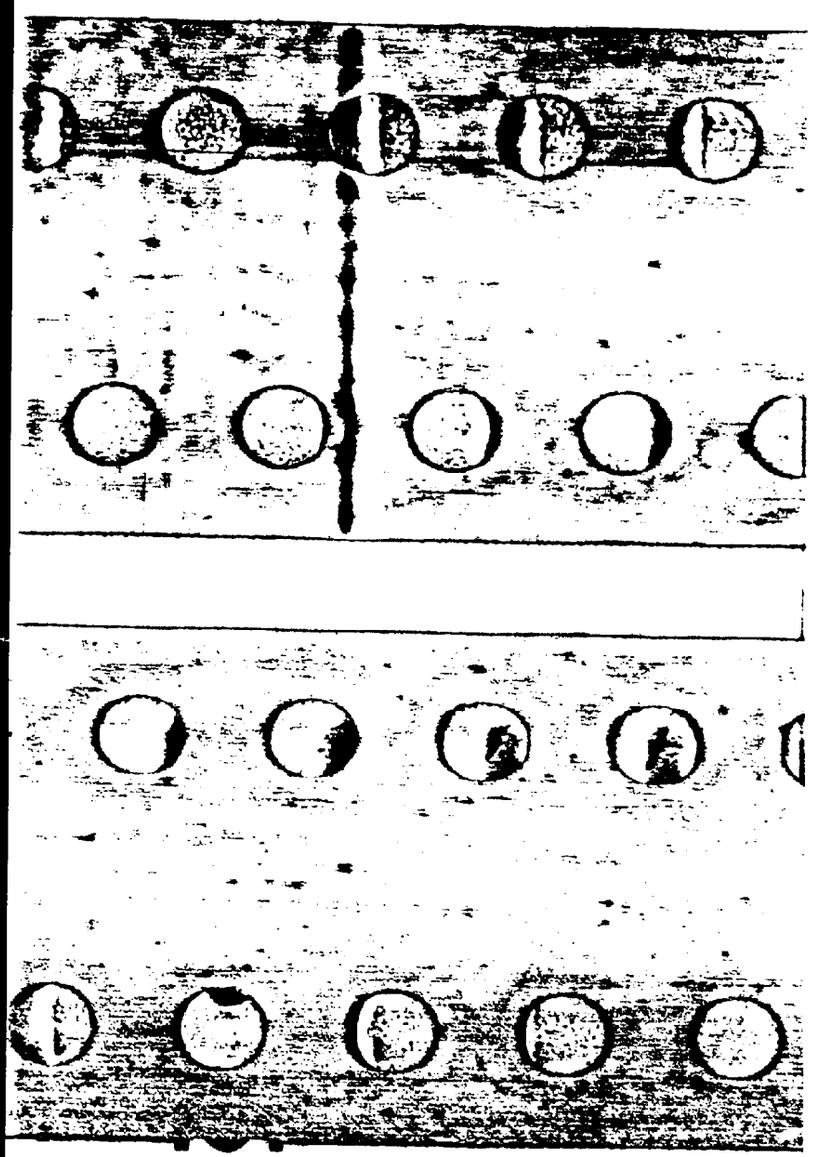
BOOK 10435 PG 997

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VOID

5/1/97



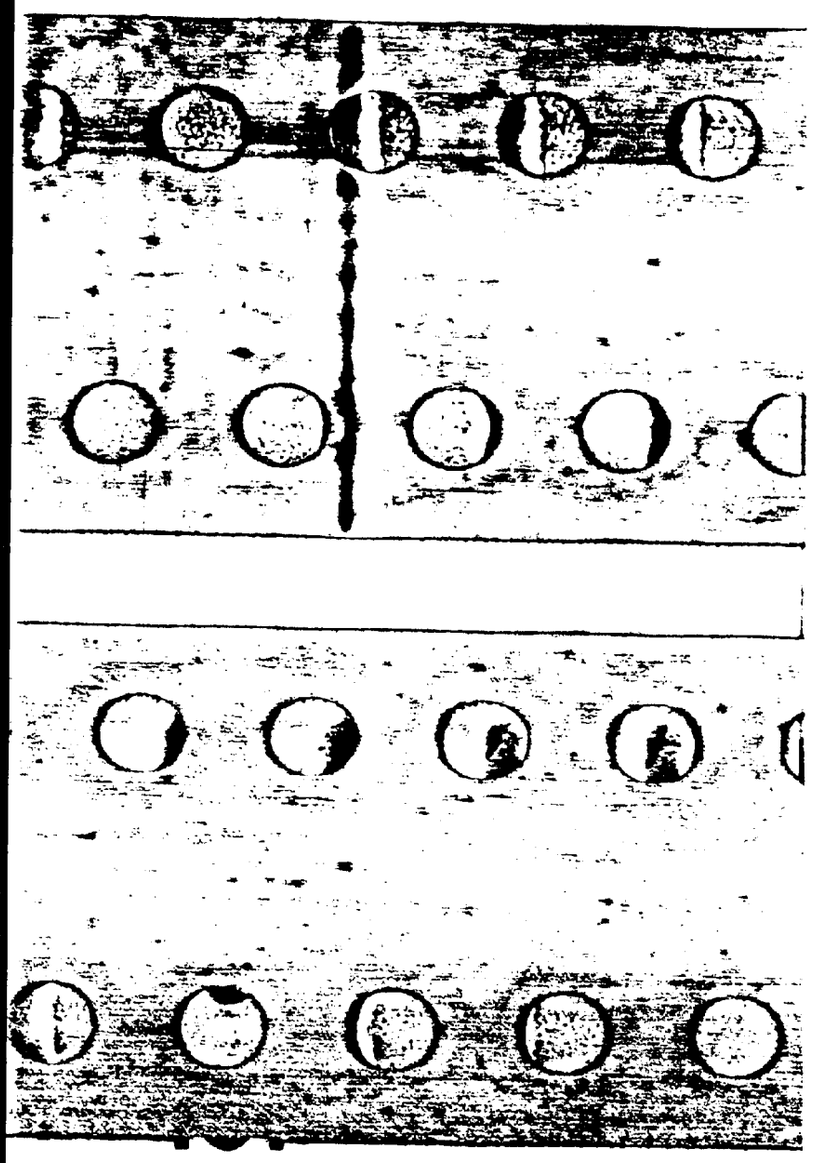
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