Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1159

BOOK 10497 PG 426

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret B. Pendergrass Sanders** and husband, **Rick Sanders**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janie Shuman,** 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 Unit No. 6, Meadowbrook Condominiums of record in Book 6956, Page 13, Book 6970, Page 545 and Book 7099, Page 505, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Margaret B. Pendergrass by deed from Thomas A. Ranseen and wife, Danette Ranseen of record in Book 9400, Page 985 and corrected in Book 9569, Page 377, Register's Office, Davidson County, Tennessee.

Margaret B. Pendergrass is now married and known as Margaret B. Pendergrass Sanders.

Rick Sanders spouse of Margaret B. Pendergrass Sanders joins in this conveyance to convey any and all interests he may have.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 3730 Meadowbrook Avenue, Nashville, TN 37205

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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 18th day of June, 1997

Margaret B. Pendergrass Sanders
Margaret B. Pendergrass

Rick Sanders
Rick Sanders

BOOK 10497 PG 427

State of Tennessee)
County of Davidson)

On this the 18th day of June, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Margaret B. Pendergrass Sanders and Rick Sanders**, the bargainor(s), 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.

Notary Public

My Commission Expires: _____

NANCY Y. BOSTON-WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5-23-98

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$115,900.00**.

Affiant

Sworn and subscribed before me on this the 18th day of June, 1997.

Notary Public

My Commission Expires: 11-22-97

KENNETH W. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN.

97 JUN 18 PM 3:03

KENNETH W. BALLEW REGISTER DAVIDSON COUNTY, TN.

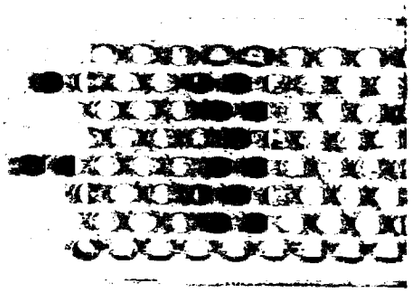
IDENTIF. & REFERENCE 031741 0

4725 06/18 0101 CHECK 437.83

NEW OWNER:
Janie D. Shuman
3730 Meadowbrook Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
First Tennessee Mortgage
10741 King William Dr
Dallas, TX 75220

TAX MAP-PARCEL #:
104-5-B-6CO



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

RECEIVED OF _____

FOR _____

BOOK 10497 PG 428

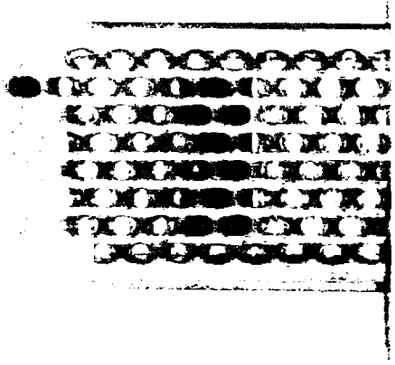
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
115900.00
CON TX 428.83
PRFEE 1.00
WDEED 8.00
TOTAL 437.83
CHECK 437.83

06/18/97 01 15:06 0001 4725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03174 10
IDENTIF. REFERENCE

97 JUN 18 PM 3:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1164795