BOX 1

BOOK 10503 PG 325

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 1997.

Notary Public

MY COMMISSION EXPIRES: October 2, 1999.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE HARTFORD CO. TENN.

My Commission Expires Oct. 9, 1999

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Shellnut	OWNER	49-254
(NAME) 3505 Burwick Place	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(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, **KATHERYN HICKS, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC SHELLNUT, MARRIED** 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:

A certain tract or parcel of land located in the 12th Civil District of Davidson County, Tennessee, and being a part of the original B.F. and Maggie Sanders land of record in Book 379, Page 602, and Book 289, Page 495, Register's Office for Davidson County, Tennessee at Nashville.
Said Tract of land in composed of Lot No. 5 as shown on unrecorded survey by W.B. Omohundro Surveyor, dated 10/28/39 and an additional tract of land adjoining said lot on the easterly line and partially described by unrecorded by survey by Richard B. Omohundro, surveyor, dated 3/18/61, and more particularly described by metes and bounds as follows:
Starting at a spine in the center of Knight Road (Old Ewing Road, said point being the original northwest corner of the B.F. and Maggie Sanders lands, and running thence with the center of Knight Road (Old Ewing Road) S 4 degrees 45 minutes W,. 200 feet to a spike in the center of said road, the same being the point of beginning of the hereinafter described tract of land; thence S 87 degrees 30 minutes E, 285 feet to a point; thence S 4 degrees 45 minutes West 50 feet to a point; thence N 87 degrees 30 minutes E 285 feet to a spike in the center of Knight Road (Old Ewing Road); thence with the center of said road N 4 degrees 45 minutes E, 50 feet to the point of beginning.

Being the same property conveyed to Katheryn Hicks, unmarried by deed of record in Book 9943, Page 953, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Anita Sanders Cummings and Benjamin Wayne Sanders of record in Book 8458, Page 570, said Register's Office with a present unpaid balance of approximately $19,800.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to J.J. Love of record in Book 9943, Page 956, said Register's Office with a present unpaid balance of approximately $10,000.00, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFF REC

OFF REC

This is improved (X) property, known as 3443 Knight Road, Whites Creek, TN 37189
(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 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 my/our hand(s) this 13th day of June, 1997.

Katheryn Hicks

Katheryn Hicks

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 10503 PG 326

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Katheryn Hicks, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 13th day of June, 1997

Commission expires: October 9, 1999

Lori Holloway

Lori Holloway Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.

My Commission Expires Oct. 9, 1999

6637 06/24 0101 03CHECK 119.26

031908.3
IDENTIF. & REFERENCE

97 JUN 24 AM 10:29
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.

OFF REC

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

RECEIVED OF _____

FOR _____

BOOK 10503 PG 327

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

MAMT 29800.00
ERR CO
MAMT 29800.00-
CAMT 29800.00
CON TX 110.26
PRFEE 1.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 8.00
TOTAL 119.26
CHECK 119.26

06/24/97 01 10:31 0001 6637

03 19083
IDENTIF. ↑ REFERENCE

97 JUN 24 AM 10: 29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1166469