BOOK 10547 PG 49

This Instrument Prepared by Laurie Sawczyn
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

BRNF-00136

WARRANTY DEED

155-10 A
76 CO

THIS INDENTURE, made this 18th day of July, A.D., 19 1997, between **GARY S. AUSLANDER and THERESA A. AUSLANDER, husband and wife**

of Tennessee, First Parties, and

Deborah A. Shields and Richard L. Shields, wife and husband

of Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of ONE HUNDRED NINETY SIX THOUSAND AND 00/100---------- ---------- ($ 196,000.00) DOLLARS and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee being Lot No. 29 on the plan of McCrory Trace Estates as of record in Book 6900, pages 720, 721, 722, and 723, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same premises which was conveyed by CONSTRUCTION ASSOCIATES, INC.

, by Deed dated July 29, 1994 and recorded in Davidson County, Tennessee in Deed Book Volume 9423 , Page 793 &c., granted and conveyed unto Gary S. Auslander and Theresa A. Auslander, husband and wife, in fee.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except Deed Restrictions of record under ~~Instrument~~ Number ~~S1xxx724~~, and ~~Subdivision Restrictions, Building Lines and Easements of record in Plat Book 70, Page 36, in the Register's Office of Shelby County, Tennessee~~ Book 7241, page 597 and Plan of record in Book 6900, pages 720-723, Register's Office for Davidson County, Tennessee.

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural**, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.) X Gary S. Auslander (L.S.)
Gary S. Auslander

_____(L.S.) X Theresa A. Auslander (L.S.)
Theresa A. Auslander

STATE OF TENNESSEE }
X COUNTY OF DAVIDSON }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **GARY S. AUSLANDER and THERESA A. AUSLANDER, husband and wife**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

X Witness my hand and official seal at office, in DAVIDSON County, this 6th day of May 19 97

Notary Public

My Commission expires March 25, 2000

0331479
IDENTIFICATION REFERENCE
MAIL ENV.
97 JUL 29 PM 4:00
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
185.00 97/29 0101 03CHECK 734-20

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Deborah A. Shields and Richard L. Shields
ADDRESS 147 Sequoyah Lane
Nashville, TN 37221

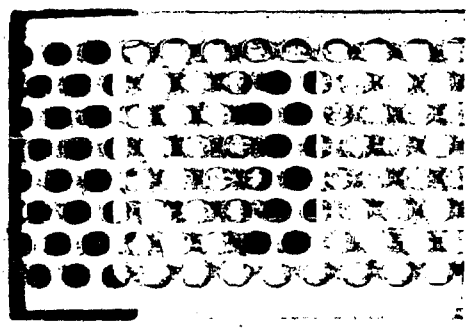
PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
FTB Mortgage Services, D/B/A
ADDRESS ~~Sunbelt~~ National Mortgage
2974 LBJ Freeway, Suite 200
Dallas, TX 75234

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 196,000.00 . Affiant Deborah A. Shields .

Subscribed and sworn to before me this 18 day of July 19 97 .

Notary Public

My commission Expires: 6-13-2000



OFFICIAL RECEIPT

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

RECEIVED OF _____

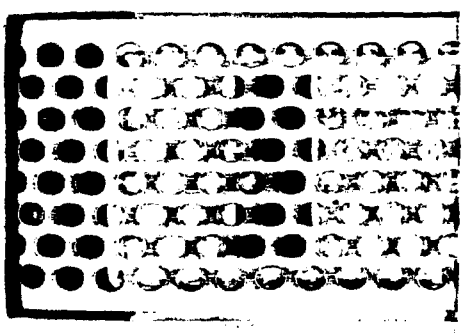
FOR _____

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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	
				196000.00
			CDN TX	725.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	734.20
			CHECK	734.20
07/29/97	01	16:01	0001	0185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03114479
IDENTIF. # REFERENCE

97 JUL 29 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179831