THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WENDELL F. SHERRELL and wife, LATRICE J. SHERRELL**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Brian E. Wadzinski and spouse, Claudia Wadzinski hereinafter called the Grantees, their 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 Lot No. 210 on the Plan of Phase III-B, "Sheffield" on the Harpeth, of record in Book 7900, page 443, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property conveyed to Wendell F. Sherrell and wife, Latrice J. Sherrell by deed from Phillips Builders, Inc., of record in Book 9136, page 197, said Regiter's Office.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of Covenants, Conditions and Restrictions filed in Book 7145, page 954 as amended in Book 8505, page 598; Book 8747, page 97 and Book 9313, page 806; and all matters as shown on the recorded plat.

This is improved property known as: **8217 Londonberry Road, Nashville, TN 37221**

TO HAVE AND TO HOLD the same 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 and 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 hands this 17th day of August, 1997

Wendell F. Sherrell

Latrice J. Sherrell

BOOK 10591 PG 61

97 SEP -2 PM 3:46

MAIL ENV.

03437 52

IDENTIFICATION/REFERENCE

STATE OF Tennessee

COUNTY OF Davidson

On this 17 day of August, 1997, before me personally appeared Wendell F. Sherrell, 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Charles Pope
NOTARY PUBLIC

My Commission Expires:
My Commission Expires SEPT. 27, 199

STATE OF Tennessee

COUNTY OF Davidson

On this 17 day of August, 1997, before me personally appeared Latrice J. Sherrell, 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Charles Pope
NOTARY PUBLIC

3532 09/02 0101 03CHECK 726.99

My Commission Expires:
My Commission Expires SEPT. 27, 19

* *

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 194,050.00.

Brian E. Wadzinski
Affiant

Subscribed and sworn to before me this 28th day of August 1997.

Notary Public

My Commission Expires: 6-13-2000

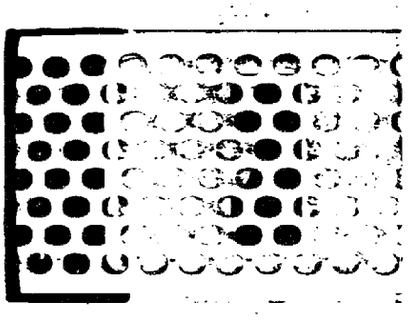
LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

* *

ADDRESS NEW OWNER(S):
Brian E. Wadzinski et ux
8217 Londonberry Road
Nashville, TN 37221

SEND TAX BILL TO:
FT Mortgage Co.
D/B/A Sunbelt National Mortgage
2974 LBJ Freeway, Suite 200
Dallas, TX 75234

MAP-PARCEL:
Map: 141-15
Group: D
Parcel: 210



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

RECEIVED OF _____

FOR _____

BOOK 10591 PG 62

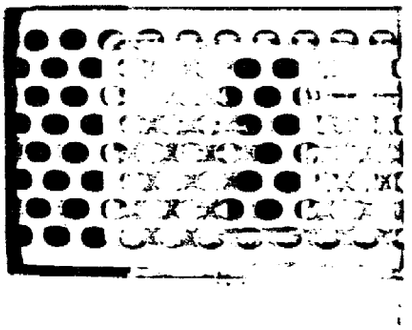
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
194050.00
CON TX 717.99
PRFEE 1.00
WDEED 8.00
TOTAL 726.99
CHECK 726.99

09/02/97 01 15:49 0001 3532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0343752
IDENTIF. ↑ REFERENCE

97 SEP -2 PM 3:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1193018