BOOK 10894 PG 716

18

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **21st** day of **November, 1997** between SHIRLEY ELAINE DRURY, UNMARRIED, GRANTOR, and LISA M. SHOUPPE, UNMARRIED, and ROY A. SHOUPPE, A MARRIED MAN, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, SHIRLEY ELAINE DRURY, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto LISA M. SHOUPPE, UNMARRIED, and ROY A. SHOUPPE, A MARRIED MAN, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 135 CEDARWOOD LANE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds itself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR'S duly authorized official on the day and year first above written.

BY: Shirley Elaine Drury
SHIRLEY ELAINE DRURY Signature of Seller

1613 11/24 0101 03CHECK 235.00

97 NOV 24 PM 1:35

REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0372913

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, SHIRLEY ELAINE DRURY, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **21st** day of **November, 1997.**

Notary Public

My Commission Expires: 5/28/2002

Name and Address of Property Owner:

LISA M. SHOUPPE, UNMARRIED, and ROY A. SHOUPPE, A MARRIED MAN and

Property Address:

135 CEDARWOOD LANE
MADISON, TN 37115

Person Responsible for Taxes:

FIRST AMERICAN NATIONAL BANK

Map & Parcel #: MAP 043-02-A, PARCEL 135.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$60,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **21st** day of **November, 1997.**

Notary Public

My Commission Expires: 5/25/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Being Unit No. I-135 on the Plan of Phase Two, Site Plan, Cedarwood Courtyard Homes, a Planned Unit Development, of record in Book 5200, page 60, as clarified in Book 5497, page 800, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Being the same property conveyed to ILA M. GURIN, UNMARRIED, by Warranty Deed from JAMES N. HARTMAN ET UX ET AL, of record in Book 6073, page 912, Register's Office for DAVIDSON County, Tennessee. The said ILA M. GURIN has since died and by her Last Will and Testament filed in the Probate Court for Davidson County to Docket No. 97P-631, and filed in Will Book 312, page 798, the property was devised and bequeathed to Shirley Elaine Drury, unmarried, the Grantor herein.

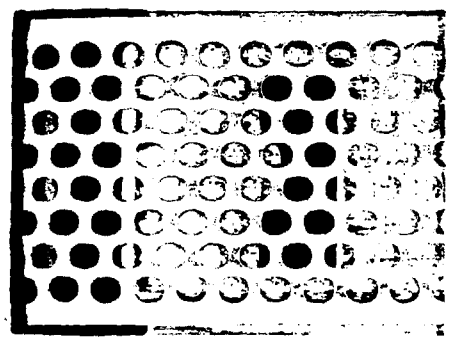
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 043-02-A, PARCEL 135.00).

2. All matters as set forth on the Plan of record in Plat Book 5200, page 60-61, as clarified in Book 5497, page 800, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Covenants, Conditions and Restrictions, recorded in Deed Book 5302, page 546, as amended in Book 5495, page 661, Book 5669, page 132, Book 6053, page 426, Book 6119, page 402, Book 6216, page 434, and Book 6707, page 216, Register's Office for DAVIDSON County, Tennessee.

4. Charter of Cedarwood Courtyard Homes, of record in Book 5307, page 226, said Register's Office.



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

RECEIVED OF _____

FOR _____

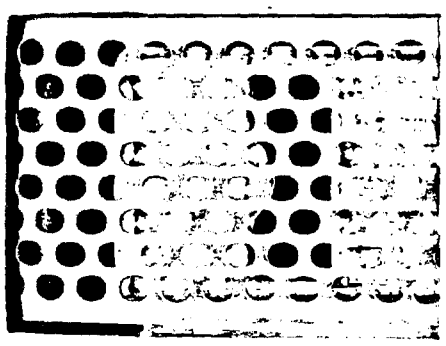
BOOK 10694 PG 719

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 12.00
TOTAL 235.00
CHECK 235.00
11/24/97 01 13:38 0001 1613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03729913
IDENTIF. # REFERENCE

97 NOV 24 PM 1:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1224168