FILE BOX 45

BOOK 10761 PG 774

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $: 108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel R. Rodriquez (NAME)	First City Financial (NAME)	MAP 151-1-A
3785 Waterford Way (ADDRESS)	5445 DTC Parkway #100 (ADDRESS)	PARCEL 121 CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Englewood, CO 80111 (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, George W. Shotwell and wife, Margie Kendall Shotwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel R. Rodriquez, Unmarried

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:

BEING Lot No. 121, on the plan of Chatham Pointe, a Planned Unit Development, of record in Plat Book 6900, Page 444-447, Inclusive, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to George W. Shotwell and wife, Margie Kendall Shotwell by deed from Kenneth S. Victory d/b/a Kenneth S. Victory Builder, of record in Book 8617, Page 241, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7358, Page 656, Book 7538, Page 792, Book 7599, Page 812 and Book 8667, Page 381, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 8679, Page 4446, said Register's Office.

Power of Attorney of record in Book 10761, Page 773, said Register's Office.

This is improved (X) unimproved ( ) property, known as 3785 Waterford Way, Antioch, TN 37013
(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 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, 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 hand s this 16th day of January 19 98

George W. Shotwell by Darrell Pobster Attorney in fact
George W. Shotwell

Margie Kendall Shotwell by Darrell Pobster Attorney in fact
Margie Kendall Shotwell

BOOK 10761 PG 775 FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____

Notary Public

_____

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____

and _____ respectively of the _____

the within named bargainor, and corporation, and that _____ as such _____

and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____

as such _____, and attesting the same by the said _____

as such _____.

Witness my hand and official seal at office at _____ on this the _____

day of _____ 19_____ .

My commission expires _____ _____

Notary Public

3438 01/20 0101 03CHECK 410.45

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Darrell Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of George W. Shotwell and wife, Margie Kendall Shotwell as their Attorney in Fact as the free act and deed of the within named George W. Shotwell and wife, Margie Kendall Shotwell. Witness my hand and official seal at Nashville, Tennessee the 16th day of January 1998.

My Commission Expires: 3/24/01

George W. Shotwell and G. Wesley Shotwell being one and the same Person.

Margie Kendall Shotwell and Margie K. Shotwell one and the same Person.

0391407
IDENTIFICATION REFERENCE

93 JAN 20 PM 1:41

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10761 PG 776

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
108500.00
CON TX 401.45
PRFEE 1.00
WDEED 8.00
TOTAL 410.45
CHECK 410.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3438

0391407
IDENTIF. & REFERENCE

98 JAN 20 PM 1:41

REGISTER
DAVIDSON CO. TN.

No. 1244063