BOOK 10768 PG 10

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,500.00

Meredith Ann Ashworth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January 1998

Notary Public

MY COMMISSION EXPIRES: 5-27-1999
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meredith Ann Ashworth (NAME)	First Union Mortgage Corporation (NAME)	MAP 96-6
2939 Sinbad Drive (ADDRESS)	150 Fayetteville Street Mall (ADDRESS)	PARCEL 113
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Raleigh, NC 27601-2919 (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, Donna Michelle Shadrake, unmarried and William Harold Shadrake, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Meredith Ann Ashworth and wife, William Ashworth

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:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Cloverhill Section 4, of record in Book 2133, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William C. Shadrake by deed from Thomas Howington Morgan and wife, Elizabeth Marshall Smith Morgan, of record in Book 6855, page 417, said Register's Office. The said William C. Shadrake has since died. William Harold Shadrake and Donna Michelle Shadrake are the devisees under the Will of William Curtis Shadrake of record in Will Book 214, page 156, Probate Court for Davidson County, Tennessee. William Curtis Shadrake and William C. Shadrake are one and the same person.

This has never been the residence of either of the grantees herein.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2133, page 62, said Register's Office; and (c) restrictive covenants contained in instrument of record in Book 2145, page 262, said Register's Office.

This is improved (X) property, known as 2939 Sinbad Drive, Nashville, Tennessee 37214 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 23rd day of January 19 98

Donna Michelle Shadrake
Donna Michelle Shadrake

William Harold Shadrake
William Harold Shadrake

MAIL ENV.

98 JAN 26 AM 10:57
FILED FOR RECORD
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE
01393309

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 Donna Michelle Shadrake and William Harold Shadrake

the bargainor s, 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. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of January 19 98

Commission expires My Commission Expires SEPT. 26, 1998

Kathey L Whitaker
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 _____.

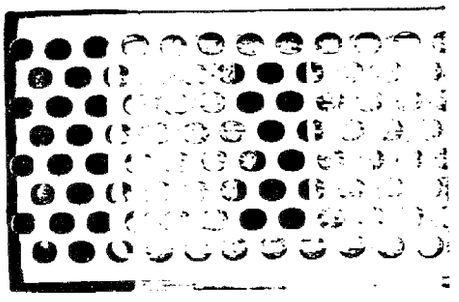
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

5506 01/26 0101 03CHECK 288.35

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



RECEIVED OF _____

FOR _____

BOOK 10768 PG 12

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

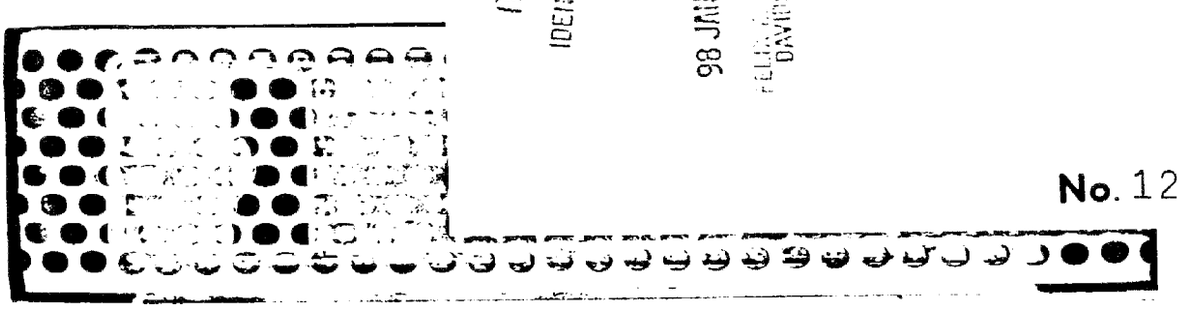
CAMT 75500.00
CON TX 279.35
PRFEE 1.00
WDEED 8.00
TOTAL 288.35
CHECK 288.35

01/26/98 01 11:00 0001 5506

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0393309
IDENTIFICATION REFERENCE

98 JAN 26 AM 10:57
REGISTER
DAVIDSON CO. TN.



No. 1246108