98020032

28B

THIS INSTRUMENT PREPARED BY:
Leroy Johnston Ellis, IV, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

BOOK 10817 PG 479

ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Todd R. Shirer, unmarried	**Suntrust Mortgage Inc.,**	**108-07-0-B/47.00**
145 North Timber Drive	**P O Box 105621**	
Nashville TN 37210	**Atlanta, GA. 30348**	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Jay T. Shirer, unmarried have this day bargained and sold, and do hereby transfer and convey unto the said Todd R. Shirer, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Certain interest in land in Davidson County, Tennessee, described as Unit No. 47-C of Timber Lake Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit "A-1" of said Master Deed. Reference is hereby made to the plat of Timber Lake Condominium, as set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Jay T. Shirer, an unmarried man, by deed from James C. McPherson, an unmarried man, of record in Book 10571, page 491, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson
Subscribed and sworn to before me this the ~~15th day of August 1997~~ 2-23-98

The actual consideration or value whichever is greater, for this transfer is $55,289.03.

Todd R. Shirer
Affiant

Notary Public

Affix Seal

My Commission Expires: May 28, 2000

This is unimproved ( ) property known as 145 North Timber Drive Nashville, TN. 37210
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs, and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same in unencumbered, except for those encumbrances set forth hereinafter.

Grantee assumes Deed of Trust of record in Book 7402, page 640, Register's Office for Davidson County, Tennessee.

Grantee assumes 1998 Davidson County Property Taxes, which are unpaid.

Grantee assumes any unpaid Homeowner's Association Dues.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 23rd day of February, 1998, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jay T. Shirer

Jay T. Shirer, unmarried

98020032

BOOK 10817 PG 480

STATE OF: Tennessee
COUNTY OF: Davidson

Personally appeared before me, The Undersigned, a Notary Public in and for said County and State, Jay T. Shirer, unmarried , 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 for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 23rd day of February, 1998.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

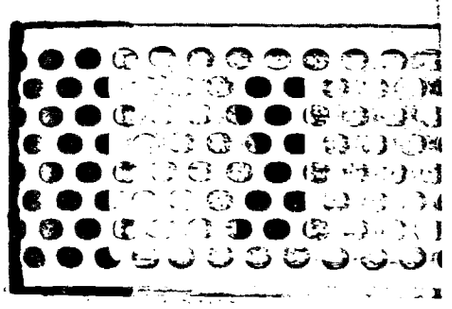
My Commission expires: .

May 28, 2000

0106712

98 MAR -2 PM 4:25

9790 03/02 0101 03CHECK



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

RECEIVED OF _____

FOR _____

BOOK 10817 PG 481

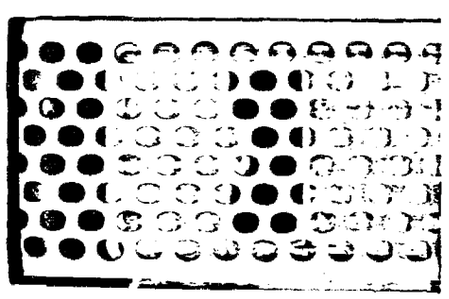
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT 58269.00
CON TX 204.50
PRFEE 1.00
MISC 9.00
TOTAL 213.50
CHECK 213.50

03/02/98 01 18:24 0/01 5790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0406712
IDENTIF. # REFERENCE
98 MAR -2 PM 4:25

No. 1260233