Return to: Castleman Title & Escrow 213 A Ward Circle Brentwood, TN 37027

PREPARED BY (~~AFTER RECORDING TO~~):

BOOK 10923 PG 588

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (sk) Title No: 39874
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
R. Shelby Shafer Cynthia G.Shafer 3803 Central Avenue Nashville, TN 37205	First Trust Mortgage Company P. O. Box 17257 Memphis, Tennessee 38187-0257

TAX MAP-PARCEL NUMBERS: 104-09-033

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 235,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jackson E. Doar, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **R. Shelby Shafer and spouse, Cynthia G. Shafer,** hereinafter called the **Grantee**, Grantee's 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. 192 on the Plan of Richland Realty Company's 2nd Subdivision Division "B" of record in plat book 332, page 92, Register's Office for Said County.

SAID Lot 192 fronts 50 feet on the southerly margin of Central Avenue and extends back between parallel lines 192.5 feet to an ally.

BEING the same property conveyed to Jackson E. Doar and wife, Elizabeth S. Doar by deed from John Alonzo Carroll, Sara Martha Carroll Draper and William H. Carroll, Jr., of record in Book 4881, page 697, and recorded in Book 4882, page 895, Register's Office for said County. The said Elizabeth S. Doar has since died.

This is improved property, known as: 3803 Central Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

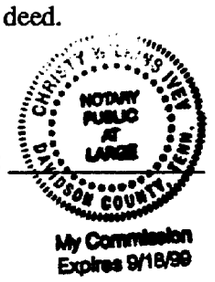
WITNESS THE EXECUTION HEREOF this 4th day of May, 1998.

Jackson E. Doar

E.

State of Tennessee
County of Davidson

On this 4th day of May, 1998, before me the undersigned authority, personally appeared **Jackson E. Doar**, 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 the execution as a free act and deed.

My Commission Expires: 

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 235000.00

Affiant

Sworn and subscribed before me on the 4th day of May, 1998.

Notary Public

My Commission Expires: 11.27.99

4875 05/08 0101 03CHECK 878.50

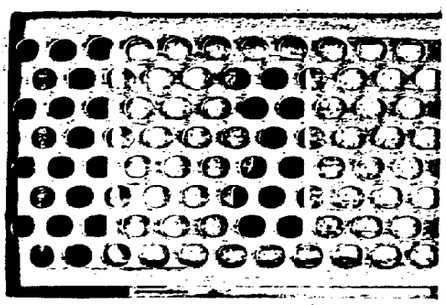
0435665

REFERENCE

98 MAY -8 AM 11:04

REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 10923 PG 590

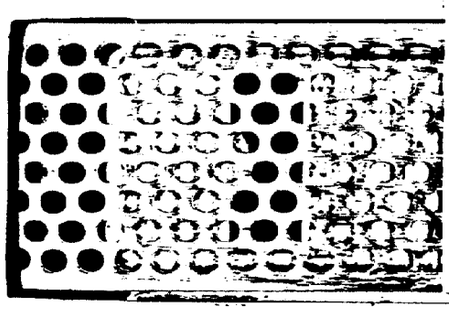
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 235000.00
CON TX 869.50
PRFEE 1.00
WDEED 8.00
TOTAL 878.50
CHECK 878.50

05/08/98 01 11:07 0001 4875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435665
IDENTIFICATION REFERENCE
98 MAY -8 AM 11:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1290915