BOOK 10934 PG 105

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Brian D. Shaw
5613 Cottonport Drive
Brentwood, Tennessee 37027

SEND TAX BILL:
"MORTGAGEE"

MORTGAGEE:
Regions Mortgage, Inc.
P. O. Box 669
Montgomery, AL 36101

MAP AND PARCEL:
MAP 171-8A
PARCEL 69
6D-77479

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gregory V. Barnes and wife, Jennifer P. Barnes hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brian D. Shaw, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 69, on the Plan of Cottonport Plantation, Phase III, of record in Plat Book 6900, Page 951, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Gregory V. Barnes and wife, Jennifer P. Barnes, by deed from Radnor Homes, Inc. of record in Book 9083, Page 13, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 7430, Page 784; amended in Book 7565, Page 57; further amended as to Phase III in Book 7897, Page 578, and such easements and setback lines of record in Plat Book 6900, Page 951, said Register's Office. Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7637, Page 925; amended in Book 8313, Page 832; Charter of record in Book 7621, Page 600, said Register's Office. This conveyance is subject to a Storm Water Detention Agreement of record in Book 7350, Page 137, Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 8486, Page 336, said Register's Office.

9069 05/15 0101 03CHECK 1044.63

Taxes for 1998 have been pro-rated and assumed by Grantee(s).

This is improved property known as 5613 Cottonport Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brian D. Shaw, his heirs and assigns, forever; and we, Gregory V. Barnes and wife, Jennifer P. Barnes do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 14th day of May, 1998.

Gregory V. Barnes

Jennifer P. Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Gregory V. Barnes and wife, Jennifer P. Barnes the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of May, 1998.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

NOTARY PUBLIC

My Commission Expires: ~~1/27/2001~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 279,900.00.

AFFIANT

Subscribed and sworn to before me this 14th day of May, 1998.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

NOTARY PUBLIC

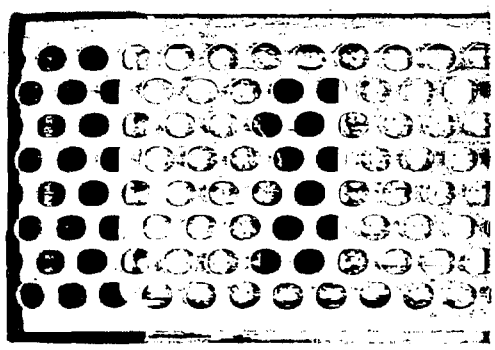
My Commission Expires: ~~1/27/2001~~

0438637

IDENTIF. & REFERENCE

98 MAY 15 PM 2:59

[illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

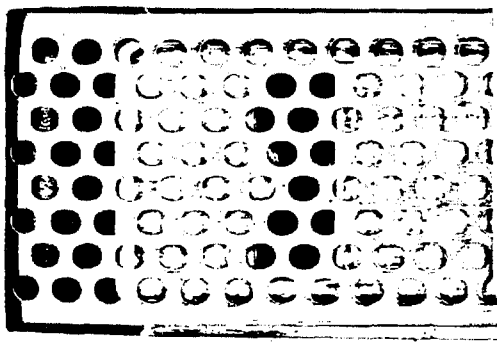
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
279900.00
CON TX 1035.63
PRFEE 1.00
WDEED 8.00
TOTAL 1044.63
CHECK 1044.63
05/15/98 01 15:00 0001 8069

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0438637
IDENTIF. # REFERENCE

98 MAY 15 PM 2:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1294070