BOOK 10945 PG 96

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,800.00

Charlene R. Pfeiffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May, 19 98

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE (AFFIX SEAL)

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: March 24, 2001

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
Charlene R. Pfeiffer (NAME)	First Republic Mortgage (NAME)	MAP 86-7
507 Jacksons Hill Court (ADDRESS)	3212 West End Avenue, Suite 500 (ADDRESS)	PARCEL 96
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Shawn A. Shook and wife, Lee Ann Shook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlene R. Pfeiffer, married

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. 97, Phase II, on the Plan of Jackson's Retreat, of record in Plat Book 5200, Page 673, 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 Shawn A. Shook and wife Lee Ann Shook by deed from David Mark Thomas and wife, Cecilia A. Thomas, formerly Cecilia A. Keogh, of record in Book 9025, Page 389, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5741, Page 360; Book 6806, Page 256; and Book 6176, Page 939, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws, of record in Book 5745, Page 294, said Register's Office.

unimproved ( )
This is improved (X) property, known as 507 Jacksons Hill Court, Hermitage, TN 37076
(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 21st day of May, 19 98

Shawn A. Shook

Lee Ann Shook

Lee Ann Shook

FILE BOX 45

BOOK 10945 PG 97

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 Shawn A. Shook and wife, Lee Ann Shook

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 21st day of May, 19 98

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

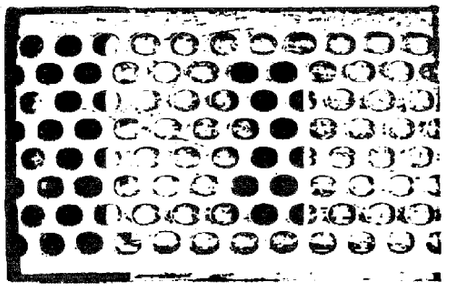
0441917

IDENTIF. ➔ REFERENCE

98 MAY 26 PM 2:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

[illegible] 05/26 1001 03CHECK 40.00



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

RECEIVED OF _____

FOR _____

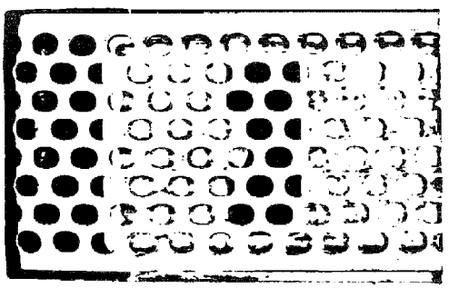
BOOK 10945 PG 98

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
106800.00
CON TX 395.16
PRFEE 1.00
MREED 8.00
TOTAL 404.16
CHECK 404.16
05 'Da '98 01 14:38 0001 1589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0441917
IDENTIF. ↑ REFERENCE

98 MAY 26 PM 2:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1297533