0443133

IDENTIF. & REFERENCE

"PLEASE DO NOT PUBLISH"

PREPARED BY (AND RETURN TO):
98 MAY 28 PM 3:47
WILKINS & IVEY
Attorneys-at-Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net
W & I Ref: (cmw) Title No: 39877
Dav. Co. File: Box 8

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0609 05/28 0101 080HECK 1011.70

BOOK 10949 PG 789

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Shadoin Janet Shadoin 6133 Montcrest Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 158-3-7 FH 14630

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shirley Ann Roquemore Smith, unmarried, and Alvin Lane Roquemore, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Robert Shadoin and spouse, Janet Shadoin, 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. 52 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 & 62, said Register's Office.

SAID Lot No. 52 fronts 190 feet on the broken northwesterly margin of Montcrest Drive and extends back 306.5 feet on the northeasterly line and 251.8 feet on the southwesterly line to a dead line in the rear, measuring 164 feet thereon.

BEING the same property conveyed to Shirley Ann Roquemore Smith and Alvin Lane Roquemore, by deed from Esther T. Conrad, a single person, of record in Book 8371, page 416, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2331, Page 61 & 62, said Register's Office, which Plan shows a 100 foot minimum building setback line from Montcrest Drive and 10 foot easement for public utility purposes along the rear line(s); A 2.5 X 20 foot utility anchor easement located on the southwesterly front corner of said lot.

Trudy Roquemore, the spouse of Alvin Lane Roquemore, joins in this conveyance solely to convey any marital interest she may have in subject property.

This is improved property, known as: 6133 Montcrest Drive, Nashville, TN 37215

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.

BOOK 10949 PG 790

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 on May 21, 1998.

Shirley Ann Roquemore Smith

Alvin Lane Roquemore

Trudy Roquemore

State of New Jersey
County of Middlesex

On May 21st, 1998, before me the undersigned authority, personally appeared Shirley Ann Roquemore Smith and Alvin Lane Roquemore and Trudy Roquemore, 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.

Notary Public

My Commission Expires: 10-2-01

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: $ 271,000.00

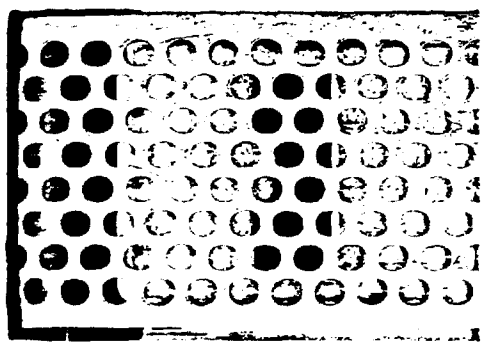
Affiant

Sworn and subscribed before me on May 27, 1998.

Notary Public

My Commission Expires: My Commission Expires 9/19/99

WIdoc Deed Wty QDoc



OFFICIAL RECEIPT

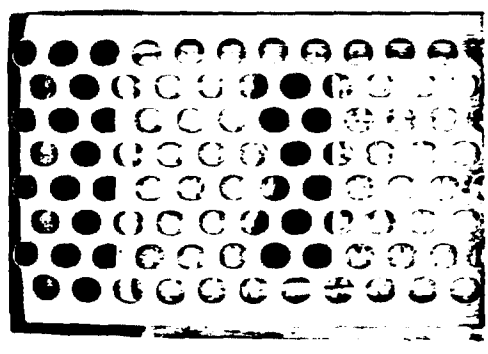
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10949 PG 791

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04431 33

IDENTIF. & REFERENCE

98 MAY 28 PM 3:47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

AMT
271000.00
DON TX 1002.70
PRFEE 1.00
TAX 1001.70
CHECK 1001.70
05/28/98 01 15:49 0001 1809

No. 1298791