BK/50-B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

BOOK 10972 PG 845

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 72,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
5th DAY OF June 98
Notary Public
MY COMMISSION EXPIRES: 9
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Lewis Sanford (NAME)	First Trust Mortgage Company (NAME)	91-15-309
4800 Dakota Avenue (ADDRESS)	6525 Quail Hollow Road (ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Shamrock Holdings, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul Lewis Sanford and wife, Danielle M. Sanford

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:

LAND in Davidson County, Tennessee, being Lot No. 701, Block No. 32 on the Plan of Charlotte Park's Company First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID plan shows Lot No. 701 fronts 60 feet on the northerly side of Dakota Avenue (formerly Fourth Avenue) and runs back between parallel lines, with the westerly margin of 48th Avenue North (formerly Seventh Street) 150 feet to an alley.

BEING the same property conveyed to Shamrock Holdings, Inc., a Tennessee corporation, by deed from Betty Downing of record in Book 10586, page 543, Register's Office for Davidson County, Tennessee.

98 JUN 11 AM 10:55
DAVIDSON COUNTY TN.

0449130

IDENTIF. A REFERENCE

unimproved ( )
This is improved (X) property, known as 4800 Dakota Avenue, Nashville, Tennessee 37209
(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 my hand this 5th day of June, 19 98

Shamrock Holdings, Inc.
By: PRESIDENT
Bruce Hardin, President

92 01.03 CHECK 423.40

STATE OF TENNESSEE
COUNTY OF

BOOK 10972 PG 846

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____Bruce Hardin_____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Shamrock Holdings, Inc. the within named bargainor, and corporation, and that he as such President 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 Bruce Hardin as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 5th day of June 19 98 .

My commission expires 5-5-99

_____
Notary Public

JAMES R. WRECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10972 PG 847

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

112000.00

CON TX 414.40

PRFEE 1.00

[illegible] 8.00

TOTAL 423.40

CHECK 423.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/11/98 01 10:54 0001 9251

0449130

IDENTIF. # REFERENCE

98 JUN 11 AM 10:55

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

No. 1305131