RECORD AND RETURN TO:
Box 35 00287629

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WARRANTY DEED

File No: 00287629

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry Irwin Shapiro	Regions Mortgage, Inc.	Map 172-01-A
[NAME]	[NAME]	
205 Trotwood Drive	POB 2489	Parcel 103
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Brentwood, TN 37027	Montgomery, AL 36102-2489	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Patrick J. Fagin and wife, Darlene A. Norman Fagin

have this day bargained and sold, and do hereby transfer and convey unto the said Henry Irwin Shapiro and wife, Eleanor Shapiro

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

7140 07/02 0101 03CHECK 829.00

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Williamson

} The actual consideration or value which ever is greater,
} for this transfer is $ 220,000.00

Subscribed and sworn to before me, this the 1ST day of , 19 98 .

Affiant

My Commission Expires: 09/08/01 [Affix Seal]

Notary Public Linda V. Jones

My Commission Expires SEPT. 8, 2001

unimproved ( )

This is improved (X) property known as 205 Trotwood Drive, Brentwood
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 1ST day of JULY, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Patrick J. Fagin

Darlene A. Norman Fagin

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Patrick J. Fagin and wife, Darlene A. Norman Fagin

the within named 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 Williamson COUNTY, Tennessee, this 1ST day of JULY, 19 98.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Linda V. Jones
Notary Public

Commission expires 09/08/01

My Commission Expires SEPT. 8, 2001

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

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Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Copperfield Revised, of record in Plat Book 6900, pages 555 and 559, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patrick J. Fagin, unmarried, by deed from Advantage Builders, Inc., of record in Book 9070, page 792, Register's Office of Davidson County, Tennessee.

98 JUL -2 PM 2:05

0458337

IDENTIF. & REFERENCE

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

BOOK 11004 PAGE 477

RECEIVED OF _____

FOR _____

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	
				220000.00
			CON TX	814.00
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	829.00
			CHECK	829.00

07/02/98 01 14:05 0001 9140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458337
IDENTIF. # REFERENCE

98 JUL -2 PM 2:05

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

No. 1314910