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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ROBERT J. STAUGGS NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen A. Shanks (NAME)	SAME (NAME)	MAP 116-03-B
4505 Harding Pike, Unit 163 (ADDRESS)	(ADDRESS)	PARCEL 163 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	(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, Darlene B. Peters, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen A. Shanks, unmarried

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 Unit 163, also known as apartment No. 163, on the Plan of Royal Oaks Apartments of record in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5282, page 972, said Register's Office.

Being the same property conveyed to Darlene B. Peters, unmarried, by deed from Darian Boos Taylor, unmarried, of recxord in Book 10715, page 738, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 45, said Register's Office; (c) Master Deed of record in Book 5282, page 972, said Register's Office; and (d) easements of record in Book 4668, page 986, Book 3347, page 188, Book 4825, page 964, Book 4744, page 370, Book 4978, page 524, Book 3165, page 607 and Book 5144, page 244, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4505 Harding Pike, Unit 163, Nashville, Tennessee 37205
(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 6th day of October 19 98

Darlene B. Peters

MAIL ENV.

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
98 OCT -7 AM 9:32

IDENTIF. & REFERENCE

04 97250

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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 Darlene B. Peters, unmarried

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of October.

Commission expires

Notary Public

ROBERT L. SUGGS NOTARY PUBLIC Exp. 03/24/2001 DAVIDSON COUNTY, TENNESSEE PUBLIC AT LARGE

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

0751 10/07 0101 03CHECK 558.60

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
148000.00
CON TX 547.60
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 558.60
CHECK 558.60

10/07/98 01 09:34 0001 0751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497250
IDENTIF. & REFERENCE

98 OCT -7 AM 9:32
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356007