BOOK 11161 PAGE 934

0501684

IDENTIF. ↑ REFERENCE

PICK-UP

98 OCT 20 AM 9:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY AND RETURN TO:

Lender's Title & Escrow LLC
783 Old Hickory Blvd. Suite 103/East
Brentwood, TN 37027
Ph. (615) 376-2261 Fax (615) 376-2265

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy W. Towner 808 Musket Trail Nashville, TN 37217 98-1-280	Nations Banc Mortgage Corporation P.O. Box 1675 Corapolis, PA 15108

TAX MAP - PARCEL NUMBERS: 135-16-0-A-003.00CO / Field Book 02DX06961

WARRANTY DEED

THIS DEED, made and entered into on October 15, 1998, by and between **DAVID H. SHAFER** and wife, **CINDY L. SHAFER**, hereinafter known as the **GRANTOR**, and **TIMOTHY W. TOWNER**, an unmarried person, hereinafter known as the **GRANTEE**;

Witnesseth:

THAT FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00)**, cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the **GRANTOR** has bargained and sold and does hereby grant and convey unto the **GRANTEE**, their heirs and assigns, with covenants of general warranty of title, the following described property located in Davidson County, Tennessee:

BEING LOT NO. 3 on the plan of Subdivision for Tracts 8, 9 & 10 of Nashboro Village, of record in Plat Book 5200, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED to David H. Shafer and wife, Cindy L. Shafer, by Deed from James P. Carroll and wife, Joyce D. Carroll, and being of record in Book 9304, page 99, said Register's Office.

This is improved property known as: 808 Musket Trail, Nashville, TN 37217

TO HAVE AND TO HOLD unto the **GRANTEE**, their heirs and assigns, forever, **AND GRANTOR**, for themselves, their heirs and assigns, do further covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties herein that all taxes for the year ending 1998 are liens against the property herein conveyed and are currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument with the Grantee paying their prorata part thereof to the Grantor and paid as a part of this conveyance.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS OUR HANDS on this day and year first above written.

Grantors:

DAVID H. SHAFER

CINDY L. SHAFER

BY: _____
DAVID H. SHAFER, Attorney-In-Fact

STATE OF TENNESSEE COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, **DAVID H. SHAFER,** to me known (or proved to me on the basis of satisfactory evidence) and **DAVID H. SHAFER,** to be the person who executed the foregoing instrument on behalf of **CINDY L. SHAFER,** as her Attorney-In-Fact, and acknowledged that he executed the same as the free act and deed of the said **CINDY L. SHAFER,** and that he executed the foregoing instrument personally and for **CINDY L. SHAFER** as her Attorney-in-Fact, for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15 day of October, 1998.

My commission expires:
3/17/2002

Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE COUNTY OF DAVIDSON

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$146,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

WITNESS MY HAND AND OFFICIAL SEAL, this the 15 day of October, 1998.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 15 day of October, 1998.

My commission expires:
3/17/2002

Notary Public (Seal)

EVE C. SCHROEDER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

5455 10/20 0101 03CHECK 551-2

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

RECEIVED OF _____

FOR _____

BOOK 11161 PAGE 936

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	14600.00
			CON TX	540.20
			PRFEE	1.00
			MDEED	8.00
			CFEE	2.00
			TOTAL	551.20
			CHECK	551.20

10/20/98 01 09:37 0001 5455

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0501684
IDENTIF. # REFERENCE

98 OCT 20 AM 9:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1360668