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FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Everett R. Shannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 19 98

Marie Bradford
Notary Public

MY COMMISSION EXPIRES: ~~January 20, 1999~~ 1/26/02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett R. Shannon (NAME)	Union Planters Bank, N.A. (NAME)	MAP #135-16-A
2620 Somerset Drive (ADDRESS)	P.O. Box 3137 (ADDRESS)	PARCEL #84
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (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 M. Hanes, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Everett R. Shannon and wife, Doris Earline Shannon

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:

BEING Lot No. 112, on the plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village, of record in Book 5200, Pages 186, 187, 188, and 189, Register's Office for Davidson County, Tennessee.

SAID Lot No. 112 fronts 60.68 feet on the easterly margin of Somerset Drive and extends back 141.26 feet on the northerly line and 222.10 feet on the southerly line to a dead line in the rear, measuring 141.38 feet thereon.

BEING the same property conveyed to Darlene M. Hanes by deed from Robert George and Jane E. George, husband and wife, of record in Book 8197, Page 966, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 5465, Page 561; Book 5588, Page 429; and Book 4827, Page 14, Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Power of Attorney of record in Book 11273, page 947, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2620 Somerset Drive, Nashville, TN 37217
(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 21st day of December 19 98

Darlene M. Hanes

Darlene M. Hanes

By Diana O'Brien
Atty in fact

STATE OF TENNESSEE
COUNTY OF

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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

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

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, Diane O'Brien, 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 on behalf of Darlene M. Hanes as her Attorney in Fact as the free act and deed of the within named Darlene M. Hanes.

Witness my hand and official seal at Nashville, Tennessee the 21st day of December, 1998.

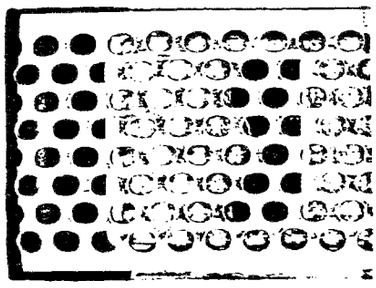
My Commission Expires: ~~1/20/99~~ 1/26/02 Marie Bradford

NOTARY PUBLIC AT LARGE

0530782
IDENTIF. & REFERENCE

98 DEC 30 PM 2:13
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

6430 12/30 0101 02CHECK 62.00



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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		CFEE - COMPUTER FEE		PRFEE - PROBATE FEE	

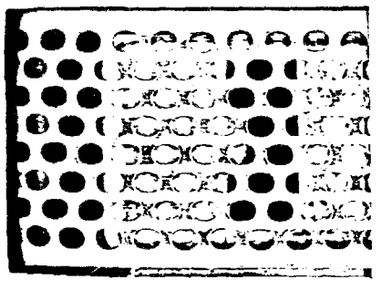
DATE

	[illegible].00
CO TX	[illegible].00
PRFEE	1.00
MISCE	5.00
CFEE	2.00
TOTAL	[illegible].00
CHECK	[illegible].00

12/30/98 01 14:10 0003 6430

0530782
IDENTIF. & REFERENCE

98 DEC 30 PM 2:13
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1403740