WARRANTY DEED

BOOK 11464 PG. 371

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Sharron A. Shands
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 99

Aaron Adam
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharron A. Shands	Same	MAP 44-11-0-A
(NAME) P. O. BOX 606	(NAME)	PARCEL 303.00 CO
(ADDRESS) OLD HICKORY, TN 37138	(ADDRESS)	
(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, E & E Fairbanks Family Limited Partnership, I

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharron A. Shands and husband, Kermit W. Shands

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 Unit No. C-3 of Lakeside Retirement Village Condominiums, a Horizontal Property Regime, which is of record in Book 7977, page 92, amended in Book 7977, page 111, re-recorded in Book 8164, page 151, and in Book 8164, page 171, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to E & E Fairbanks Family Limited Partnership I, by Quitclaim Deed of record in Book 10888, page 809, Register's Office for Davidson County, Tennessee. Originally being the same property conveyed to E. Lebron Fairbanks by deed of record in Book 9900, page 871, Register's Office for Davidson County, Tennessee.

0583095

IDENTIFICATION REFERENCE

99 MAY -5 PM 1:54
ALL TAXES PAID
DAVIDSON COUNTY, TN.

MAIL ENV

1542 05/05 0101 03CHECK 155.30

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 511 Jones Street, C-3, Old Hickory, TN 37138
(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 23rd day of April, 19 99

E & E Fairbanks Family Limited, Partnership, I
By: E. LeBron Fairbanks, General Partner
E. LeBron Fairbanks, General Partner

STATE OF TENNESSEE
COUNTY OF

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 E. LeBron Fairbanks ~~the~~ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner ~~of~~ ~~the~~ ~~respectively~~ of the E & E Fairbanks Family Limited the within named bargainor, and corporation, and that he as such General Partner ~~the~~ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said E. LeBron Fairbanks as such General Partner, ~~and acknowledging the same to be the act~~ ~~the~~.

Witness my hand and official seal at office at GOODLETTSVILLE, TN 37072 on this the 23rd day of April 19 99 .

My commission expires March 23, 2002

Notary Public

AARON ADAMS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11464 PG. 373

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

0583095

IDENTIFICATION REFERENCE

99 MAY -5 PM 1:54

RECEIVED AND RECORDED IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

CAMT	39000.00
CON TX	144.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	155.30
CHECK	155.30

05/05/99 01 13:57 0001 1942

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456622