DCA -

BOOK 11557 PAGE 381

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,500.00

Ellen O'Donnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF June 19 99

Catherine K. Fowler
Notary Public

MY COMMISSION EXPIRES: 5/27/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
ELLEN O'DONNELL	FIRST REPUBLIC MORTGAGE CORP.	MAP 104-01
(NAME)	(NAME)	
118 40TH AVE. NORTH	3212 WEST END AVE. STE. 500	PARCEL 276.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37209	NASHVILLE, TN 37203	
(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, M. PENNY SHAFER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELLEN O'DONNELL, 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 Lot No. 29 on the Plan of West Grove Subdivision, of record in Book 421, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

0010 07/02 0101 03CHECK 549.35

Being the same property conveyed to M. Penny Shafer, a single person by deed from James L. Moore, unmarried, of record in Book 9487, Page 487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 421, page 87; all of record in the Register's Office for Davidson County, Tennessee.

99 JUL -2 PM 5:19
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

0607538
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 118 40TH AVE. NORTH, NASHVILLE, TENNESSEE 37209
(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 29th day of June 19 99

M. Penny Shafer
M. PENNY SHAFER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. PENNY SHAFER, 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 Brentwood Tennessee, this 29th day of June, 19 99

Commission expires 5/28/2000

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

CHESTER R. TICE
WILSON COUNTY TENN.
LARGE

WARRANTY DEED

FROM

M. PENNY SHAFER

TO

ELLEN O'DONNELL

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11557 PAGE 383

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

0607538

IDENTIF. ↑ REFERENCE

99 JUL -2 PM 5:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	145500.00
CON TX	536.35
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	549.35
CHECK	549.35

07/02/99 01 17:21 0001 0010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486415