FILE BOX 45

PLEASE DO NOT PUBLISH

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0626781

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 41196
Dav. Co. File: Box 8

BOOK 11628 PAGE 400

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven L. Freeman John P. Eckert 2112 Timberwood Place Nashville, TN 37215	MortgageSouth Corporation 104 Woodmont Blvd. Suite 402 Nashville, TN 37205

TAX MAP-PARCEL NUMBERS: 144-15-6

1713.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 460,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Allen Shadoin, III and spouse, Janet Boston Shadoin,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven L. Freeman and John P. Eckert, both unmarried** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Highland Court of record in Book 2330, page 82, Register's Office for said County.

SAID Lot No. 2 fronts 192.0 feet on the broken northeasterly margin of Timberwood Place and extends back 247.1 feet on the northwesterly line and 250.8 feet on the southeasterly line to a dead line in the rear, measuring 158.0 feet thereon.

BEING the same property conveyed to Janet Boston Ramsey, unmarried by deed from Janice Elaine James and husband, Robert James of record in Book 6902, page 939, Register's Office for said County. Janet Boston Shadoin, formerly known as Janet Boston Ramsey has since conveyed all of her interest in subject property to Robert Allen Shadoin, III and wife, Janet Boston Shadoin by Quitclaim Deed of record in Book 8542, page 974, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999 and subsequent years; The Plan of record in Book 2330, page 82, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 75 foot minimum setback line from Timberwood Place and a 10 foot easement for public utility purposes along the rear line of said lot; Restrictive Covenants of record in Book 2542, page 605, Book 2548, page 266, and in Book 2601, page 591.

This is improved property, known as: 2112 Timberwood Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

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WITNESS THE EXECUTION HEREOF this 16th day of August, 1999.

Robert Allen Shadoin, III

Janet Boston Snadoin

State of Tennessee
County of Davidson

On this 16th day of August, 1999, before me the undersigned authority, personally appeared **Robert Allen Shadoin, III** and **Janet Boston Shadoin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 460,000.00

Affiant

Sworn and subscribed before me on the 16th day of August, 1999.

My Commission Expires: 3/24/01 Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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

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IDENTIF. ↑ REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	460000.00
CON TX	1702.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1713.00
CHECK	1713.00

08/20/99 01 13:52 0001 8725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504748