RECORD AND RETURN TO:
Saturn and Mazer Title Services, Inc.
212 Third Avenue North
Nashville, TN 37201
File Box "7"
File No.: SP41065

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***56,900.00.

Toni A Rodgers
Affiant

Subscribed and sworn to before me this 1st day of ~~July,~~ Aug 2002.

Mitchell A Watts
Notary Public

My Commission Expires: 12.12.05

Davidson County DEEDWARR
Recvd: 08/06/02 14:53 2pgs
Fees:13.00 Taxes:210.53
20020806-0094650

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
EMIL G. SHAPACH, III 214 Old Hickory Boulevard #93 Nashville, Tennessee 37221	REGIONS MORTGAGE, INC. 605 South Perry Street Montgomery, Alabama 36104	MAP 142-4-A PARCEL 93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY SIX THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($***56,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, I, TONI A. RODGERS, unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto EMIL G. SHAPACH, III, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 93 in a Horizontal Property Regime located on the Plat of Belle Forest Condominium Apartments of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Toni A. Rodgers, an unmarried person, by deed from Mark J. Clemons, a married man, of record in Book 8710, page 518, Register's Office for Davidson County, Tennessee.

This is improved property known as 214 Old Hickory Boulevard #93, Nashville, Tennessee 37214.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Belle Forest Condominium Apartments of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1 day of ~~July~~ August, 2002.

Toni A. Rodgers
TONI A. RODGERS

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 Toni A. Rodgers, 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 this 1st day of ~~July~~ August, 2002.

Mitchell A. Watts
Notary Public

My Commission Expires: 10-12-05

