WARRANTY DEED

BOOK 3792 PAGE 878

For and in consideration of the sum of

THREE HUNDRED ($300.00) ---------- *DOLLARS*

PAID BY JESSE H. SHAVER, JR. AND WIFE, JO ANN SHAVER, TOGETHER WITH THE ASSUMPTION BY THE GRANTEES HEREIN OF A LOAN IN THE ORIGINAL PRINCIPAL AMOUNT OF $8,850.00, ALL AS SET OUT IN A DEED OF TRUST DATED OCTOBER 5, 1963, AND RECORDED IN BOOK 3656, P. 499, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, SHIRLEY S. KARNES,

WEX *have bargained and sold, and by these presents do transfer and convey unto the said* JESSE H. SHAVER, JR. AND WIFE, JO ANN SHAVER,

THEIR *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

BEING LOT NO. 3 ON THE MAP OF WEST PARK ADDITION, NO. 2, OF RECORD IN BOOK 2330, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 2 FRONTS 85.04 FEET ON THE EAST SIDE OF 57TH AVENUE, NORTH, AND RUNS BACK 101.7 FEET ON THE NORTH LINE AND 133.7 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 88.2 FEET.

BEING THE SAME REAL PROPERTY CONVEYED TO SHIRLEY S. KARNES BY DEED FROM J. S. GLEASON, JR., AS ADMINISTRATOR OF VETERANS' AFFAIRS, DATED AUGUST 15, 1963, FILED OCTOBER 8, 1963, AND RECORDED IN BOOK 3641, PAGE 347, IN SAID REGISTER'S OFFICE.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JESSE H. SHAVER, JR. AND WIFE, JO ANN SHAVER,

THEIR *heirs and assigns, forever.*

And WE *do covenant with the said* JESSE H. SHAVER, JR. AND WIFE, JO ANN SHAVER *that* I AM *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* EXCEPT AS HEREIN STATED, TOGETHER WITH CURRENT TAXES, WHICH ARE NOT YET DUE AND PAYABLE.

And WE *do further covenant and bind* MYSELF, MY *heirs and representatives, to warrant and forever defend the title to the said land to the said* JESSE H. SHAVER, JR., AND WIFE, JO ANN SHAVER, THEIR *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness OUR *hand* S *this* 17 *day of* JULY, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DOCUMENTARY 55 55

Jesse H. Shaver

Jo Anne Shaver

Shirley S. Karnes

SHIRLEY S. KARNES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mrs. Peggy Gardwell, *a Notary Public in and for said County and State,* SHIRLEY S. KARNES

the within named bargainor , with whom I am personally acquainted, and who acknowledged that SHE *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at NASHVILLE *Tennessee, this* 17 *day of* JULY, *19* 64.

Mrs. Peggy Gardwell *Notary Public*

Commission expires Oct 3, 1965

STATE OF.....
COUNTY OF.....

BOOK 3792 PAGE 879

Personally appeared before me, ...*, a Notary Public in and for said County and State,* .....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ...*, a Notary Public of the State and County aforesaid, personally appeared*.....,
with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be.....
.....*of the*.....,
the within named bargainor, a corporation, and that .....he as such.....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in.....,
this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE TAX $ 1425
PROBATE 50
TOTAL $ 14.75

JUL 21 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN. mk.

PAID JUL 21 1964

mail: David Rutherford, 306 Nashville Trust Bldg.

WARRANTY DEED

FROM

SHIRLEY S. KARNES

TO

JESSE H. SHAVER, JR.

AND JO ANN SHAVER

42793

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 22 10 05 AM '64

NOTE BK. 109 PAGE 552
RECORDING FEE 2.00
DEP. REG. mm

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE