Mail to Grantee To
James E. Shelby
2608 Ennis Rd
Nashville Tenn.

BOOK 3839 PAGE 91

Map 119-7
Par. 80

WARRANTY DEED

For and in consideration of the sum of ($1.00) - - - - - - - - - - - - - - - - - - One & No/100 - - - - - - - - - - - - - - *DOLLARS*

Cash in Hand paid, the Receipt of which is hereby Acknowledged,

I, James E. Shelby,
have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ my wife, Margaret M. Shelby,
her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 67 on the Plan of Laurel Acres, as of record in Book 2133, Page 48, Register's Office for said County.

Said Lot fronts 79 feet on the northeasterly side of Ennis Road and runs back 211.2 feet on the northwesterly line and 231.6 feet on the southeasterly line to a dead line in the rear, which is a broken line, on which it measures 113.1 feet.

Being the same property conveyed to James E. Shelby by Warranty Deed from Willard W. Adams and wife, Letha Louise Adams, as of record in Book 3613, Page 463, said Register's Office.

This conveyance is madesubject to restrictions filed for record June 18, 1953, of record in Book 2150, Page 53, said Register's Office.

This conveyance is made pursuant to the terms and provisions of Section 64-109, Tenn. Code Annotated, and for the express purpose of creating an estate by the entirety in the above described land in the said James E. Shelby and his wife, the said Margaret M. Shelby, so that the entire property, upon the death of either, will go to the survivor.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to ~~the~~ my *said* wife, Margaret M. Shelby,
her *heirs and assigns, forever.*

And I *do covenant with* ~~the~~ my *said* wife, Margaret M. Shelby,
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 taxes for the year 1964 and the unpaid balance of one (1) note, dated April 22, 1955, in the original principal sum of $10,700.00, payable to the Guaranty Mortgage Company in monthly installments of $59.49, including interest at 4½% per annum, said note being secured by a Deed of Trust, of record in Book 2389, Page 617, R.O.D.C., Tenn.

And I, James E. Shelby,
do further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to the said land to* ~~the~~ my *said* wife, Margaret M. Shelby,
her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness my *hand this* 3rd *day of* December, *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.*

James E. Shelby

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, L. C. Hardaway, *a Notary Public in and for said County and State,* James E. Shelby,

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

Witness my hand and official seal at Nashville, Davidson County,
this 3rd *day of* December, *19* 64

L. C. Hardaway
Notary Public

Commission expires Oct 25-1967

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

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 $ 3.60
PROBATE .50
TOTAL $ 3.50

DEC 7 1964

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

PAID DEC 7 1964
CT

61093

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 7 2 37 PM '64
NOTE/BOOK 1112 PAGE 534
RECORDING FEE 2.00
DEP. REG.

WARRANTY DEED

FROM

James E. Shelby

TO

Margaret M. Shelby

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE