This Form furnished by Attorneys Title Company, Inc.

BOOK 4468 PAGE 86

Form No. WD-3

FROM

William Curtis Shadrake

TO

Jane Evelyn (Hance) Shadrake

For draftsman's use

This Instrument Prepared by:
BAILEY, EWING, DALE & CONNER, Attys.
709-20 Nashville Bank & Trust Buildin
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Evelyn (Hance) Shadrake (NAME)	Guaranty Mtg Co (NAME)	Map No. 118/4
527 Fairlane Drive (STREET ADDRESS OR ROUTE NUMBER)	Natl Life Bldg (STREET ADDRESS)	Par. No. 131
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Nash Tenn (CITY) (STATE) (ZIP)	

A 99881

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

DEC 21 4 07 PM '70

FEE REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$12796.44 William Curtis Shadrake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 1970

Notary Public

MY COMMISSION EXPIRES: 1-31-73

(AFFIX SEAL)

For and in Consideration of the sum of Ten and 00/100 ($10.00) ---------- DOLLARS

and other good and valuable considerations, cash in hand, receipt of which is hereby acknowledged, paid to the undersigned, William Curtis Shadrake, by Jane Evelyn (Hance) Shadrake, I, William Curtis Shadrake,

DEC21 70	CONV	12,796.44				
DEC21 70	S TAX		A*	33.28		
DEC21 70	PR FEE		A*	.50		
DEC21 70	W DEED		A*	4.50	*	38.28

have bargained and sold, and by these presents do transfer and convey unto the said Jane Evelyn (Hance) Shadrake, her heirs and assigns all my right, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, known as Lot No. 25, Hurdwood Heights, Section Two, of record in Book 2330, page 38, Register's Office for said County.

Lot No. 25 fronts 60.0 feet on the southerly side of Fairlane Drive, and runs back 168.2 feet on the westerly line and 168.3 feet on the easterly line to a dead line in the rear, measuring 60.0 feet thereon.

Form No. WD3a

Being the same property conveyed to William C. Shadrake and wife, Jane H. Shadrake, by deed from Charles Waverly Tanner and wife, Shirley H. Tanner, of record in Book 3254, page 61, Register's Office for Davidson County, Tennessee.

Lot No. 25 is conveyed expressly subject to the following:

1. Taxes for the year 1970, which are to be prorated and payment thereof assumed by Grantee.
2. A certain Deed of Trust and Deed of Trust note, dated 2/24/56, of record in Book 2508, page 533, Register's Office for Davidson County, Tennessee, between William Curtis Shadrake and wife, Jane EvelynShadrake, and Guaranty Mortgage Company. The buyer herein, Jane Evelyn Shadrake, as part of this conveyance and the Property Settlement Agreement with the seller, William Curtis Shadrake, expressly agrees to pay the unpaid principal balance now owing on the above Deed of Trust Note and assumes full responsibility thereunder.
3. Restrictive Covenants of record in Book 2435, page 38, Register's Office for said County.
4. The Plan of record in Book 2330, page 38, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 30-foot minimum building setback line from Fairlane Drive, and a 10-foot easement for public utility purposes along the rear line of said lot.

This is ( ) unimproved (X) improved property, known as 527 Fairlane Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jane Evelyn (Hance) Shadrake, her heirs and assigns, forever.

And I do covenant with the said Jane Evelyn (Hance) Shadrake, one-half undivided interest in 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 set out above.

And I, William Curtis Shadrake, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Jane Evelyn (Hance) Shadrake, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 30th day of September, 1970, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William Curtis Shadrake

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STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Barbara E. Hinson, a Notary Public in and for said County and State, the within named William Curtis Shadrake

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

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 1970.

Barbara E. Hinson, Notary Public

Commission Expires 1-31-73

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the 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.....