This instrument
was prepared by
Fail Thompson, Atty.
N. ... Tenn.

WARRANTY DEED

XXXXXXXXXXXXXX

BOOK 4512 PAGE 176

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES R. SHOEMAKER, ET UX (NAME)	Same (NAME)	Map. 51-4
835 East Meade (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 149
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PW

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) *Dollars,*
and other good and valuable considerations, and for the love and affection I have for my son-in-law and daughter, James R. Shoemaker and Betty M. Shoemaker,

I, J. L. Matheny, have XX *bargained and sold, and does hereby transfer and convey unto the said* James R. Shoemaker and wife, Betty M. Shoemaker, and their *(successors), heirs and assigns,* *certain real estate in* Davidson *County, Tennessee, as follows:,*

Being Lot No. 21 of Block "C" on the revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County.

Said Lot No. 21 fronts 60 feet on the easterly side of East Meade Avenue and runs back between lines, 245¼ feet on the north line and 264 feet on the southerly line, to a dead line in the rear, measuring 78.6 feet thereon.

Being the same property conveyed to J. L. Matheny and wife, Irene Matheny, by deed from Norman V. Cox, Jr. and wife, of record in Book 1883, page 159, said Register's Office; the said Irene Matheny having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 4th day of May 19 71.

~~[illegible]~~ J. L. Matheny
Affiant

My commission expires: ... 74 (Affix Seal)

Patricia A. Jasnovitz
Notary Public

unimproved ( )
This is improved (X) property, known as 835 East Meade Avenue, Madison, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James R. Shoemaker and wife, Betty M. Shoemaker, and their *(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said James R. Shoemaker and wife, Betty M. Shoemaker, and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 4th *day of* May, *19*71, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. L. Matheny

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 purposes 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 OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, PATRICIA A JASNOWITZ, a Notary Public in and for said County and State, the within named J. L. Matheny, 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 4 day of MAY, 1971.

Patricia A. Jasnowitz
Notary Public

Commission Expires:

11-19-74

JUN 17 71 CONV 10,000.00
JUN 17 71 S'TAX A* 26.00
JUN 17 71 PR'FEE A* .50
JUN 17 71 W'DEED A* 3.00 * 29.50

WARRANTY DEED

FROM

J. L. MATHENY

TO

JAMES R. SHOEMAKER, ET UX

B 19364

IDENTIF. REFERENCE

JUN 17 1 47 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE