PREPARED BY— DEWEY PEDIGO Attj.

WARRANTY DEED

BOOK 4531 PAGE 306

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse Shaw, Jr. et ux	same	Map 104-14
(NAME)	(NAME)	
1019 Downey Drive		Grp. 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty-One Thousand Seven Hundred Fifty and No/100----------($31,750.00)---------- *Dollars,*

of which $10,032.65 has been paid in cash by Jesse Shaw, Jr. and wife, Suzanne M. Shaw, the receipt of which is hereby acknowledged, and for the remainder the said Jesse Shaw, Jr. and wife, Suzanne M. Shaw have assumed and agree to pay the unpaid balance of $21,717.35 of an indebtedness in the original amount of $22,900.00, secured by deed of trust of record in book 4171, page 619, Register's Office for Davidson County, Tennessee,

We, Thomas Van Atta and wife, Patricia Van Atta,

have this day bargained and sold, and do hereby transfer and convey unto the said Jesse Shaw, Jr. and wife, Suzanne M. Shaw, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of lot No. 21 on the Plan of Brook Meade Addition, Section 1, as of record in book 2663, page 53, Register's Office for said County, described as follows: Beginning at an iron pin in the westerly margin of Downey Drive, said point being the common front corner of lots Nos. 21 and 22; thence with the line between said two lots, westerly 204.8 feet to a point; said point being the easterly point of a triangular part of lot No. 21 conveyed to the State of Tennessee, by J. B. Downey & Sons, Inc., as of record in book 3032, page 391, said Register's Office; thence along the State's southeasterly line, southwesterly 84.1 feet to a point in the westerly boundary of said subdivision; thence with said boundary of said subdivision, south 1° 31' west 129.5 feet to a point, said point being the common rear corner of lots 21 and 20 of said subdivision; thence with the line between said lots Nos. 21 and 20, easterly 236.4 feet to the westerly margin of Downey Drive; thence along the westerly margin of Downey Drive, along a curve having a radius of 538.5 feet, 134.0 feet to the point of beginning.
Being the same property conveyed to Thomas Van Atta and wife, Patricia Van Atta, by deed from Dale O. Irwin and wife, of record in book 4339, page 964, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31750.00

Subscribed and sworn to before me, this the 20th day of August 1971

Affiant Jesse Shaw, Jr.

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Emma Jones

NOTARY PUBLIC STATE OF TENNESSEE

This is { unimproved / improved } property, known as ..... (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 Jesse Shaw, Jr. and wife, Suzanne M. Shaw, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jesse Shaw, Jr. and wife, Suzanne M. Shaw, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 20th *day of* August, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas Van Atta

Patricia Van Atta

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Thomas Van Atta and wife, Patricia Van Atta,

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

Witness my hand and official seal at Nashville, Tennessee *this* 20th *day of* August, *19*71

Mary Ensley *Notary Public*

Commission expires June 6, 1972

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 .....

AUG 23 71 CONV 31,750.00
AUG 23 71 S TAX A* 82.42
AUG 23 71 PRFEE A* .50
AUG 23 71 W DEED A* 4.00 * 86.92

WARRANTY DEED

FROM

Thomas Van Atta et ux

TO

Jesse Shaw, Jr. et ux

B 27949

IDENTIF. REFERENCE

AUG 23 2 05 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 250-2656
NASHVILLE, TENNESSEE

Dun. Title 8-21217