4-880-579891

This Instrument Prepared By: Thomas M. Black, Attorney, 223 Madison Street
Madison, Tennessee 37115

BOOK 4798 PAGE 745

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LYNNE ANNE SHOFFNER	same	
(NAME)	(NAME)	51-1
824 Due West Avenue		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	23
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------- ($10.00) ----------

---------- TEN & NO/100 ---------- *Dollars,*

cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged,

We, M. E. O'BRIEN AND WIFE, ETHEL ANITA O'BRIEN,

have this day bargained and sold, and do hereby transfer and convey unto the said

LYNNE ANNE SHOFFNER, her

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

Land in Davidson County, Tennessee, being Lot No. 29 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of Davidson County, Tennessee, described according to a copy of survey made by H. R. Swann, Jr., surveyor, dated April 20th, 1947, as follows: Beginning at a point on the North Margin of Due West Avenue at the corner of lots 28 and 29; thence between said lots northerly 500 feet to a point; thence easterly 151.2 feet to the corner of lots 29 and 30, with the line between said lots southerly 500 feet to the North margin of Due West Avenue; thence with the margin of the same westerly 100.07 feet to the point of beginning.

Land in Davidson County, Tennessee, being three (3) acres, more or less, and described according to a copy of survey made by Watkins and Murray surveyors, on May 17, 1948, and described as follows: Beginning with the continuation of the westerly line of lot No. 25; thence easterly and with the curve of lots 25 to 33 inclusive 1293.8 feet to the easterly line of said lot No. 33; thence N .5 Deg. 30' 325.2 feet to a point; thence N. 87 Deg. 45' 1283 feet to an iron pin; thence southerly 11 Deg. west 81 feet to the place of beginning.

Being the same property conveyed to M. E. O'Brien and wife, Ethel Anita O'Brien, by deed from M. M. Cunniff et ux Hattie B. Cunniff of record in Book 1763, page 502, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 11,500.00

Subscribed and sworn to before me, this the 15th day of June 19 73

Affiant Lynne Anne Shoffner

My commission expires: 2/3/74 (Affix Seal)

Notary Public Thomas C Stewart

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved { } unimproved property, known as 824 Due West Avenue, Nashville, 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 grantee, her *(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,* except as appears of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 15th *day of* June, 19 73 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

M. E. O'BRIEN

ETHEL ANITA O'BRIEN

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* M. E. O'BRIEN AND WIFE, ETHEL ANITA O'BRIEN,

the within named bargainors, 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 Madison, Tennessee *this* 18 *day of* June, *1973.*

Thomas E. Shearon
Notary Public

Commission expires 2/3/74

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 _____

34.40

4-880-59831

WARRANTY DEED

FROM

M. E. O'BRIEN ET UX

TO

LYNNE ANNE SHOFFNER

Return to THIRD NATIONAL BANK
IN NASHVILLE

C 4 6 7 9 3

IDENTIF. REFERENCE

MAR 25 8 57 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

MAR 25 74	CONV	11,500.00			
MAR 25 74	S'TAX		A*	29.90	
MAR 25 74	PR'FEE		A*	.50	
MAR 25 74	W'DEED		A*	4.00	* 34.40