FORM NO. WD-1

BOOK 4803 PAGE 958

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF ~~April~~ October, 19 74

Notary Public

~~MY COMMISSION EXPIRES:~~ Dec 18 1976

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
Robertson, Stinnett & Coss, Attys., P.C., Ashland City, Tennessee 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Shoemake (NAME)	Same (NAME)	15D-A-2800
1016 Fairwin Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 72-09
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 385

mail to

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Martha Jane Clemmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Shoemake and wife, Brenda L. Shoemake

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 70 of the Eskridge Plan Subdivision of a part of the W. B. Franklin property on the Gallatin Road, as of record in Book 547, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 70 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.

BEING the same property conveyed Martha Jane Clemons by deed from Nanette Gore Young, et al., of record in Book 3896, page 350, Register's Office for Davidson County, Tennessee.

This is ~~unimproved~~ ( ) improved ( ) property, known as 1016 Fairwin Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of October, 19 73

Martha Jane Clemmons

BOOK 1803 PAGE 959

STATE OF TENNESSEE
~~Davidson~~ County
Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Jane Clemmons

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, Tennessee, this 18th day of October 1973

Commission expires 10/31/76

James H. Stewart Jr
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
MARTHA JANE CLEMMONS

TO
JAMES F. SHOEMAKE et ux

C 4 9 1 3 1

IDENTIF. REFERENCE

APR 9 2 50 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

APR-9[illegible]	CONV	22,500.00				
APR-9[illegible]	S'TAX		A*	58.50		
APR-9[illegible]	PR'FEE		A*	.50		
APR-9[illegible]	W'DEED		A*	4.00	*	63.00