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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$22,500.00 Timothy E. Shaffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 1974.

Notary Public Leon Sharber

MY COMMISSION EXPIRES: 2-13-77

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney Suite 308 301 Park Plus Blvd. Nashville, Tenn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy E. Shaffer (NAME)	Mortgage Associates, Inc. (NAME)	3D-59636
3123 Lakeland Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	96-15
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	13

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, Jerry Robert Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy E. Shaffer et ux Deborah A. Shaffer

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. 918 on the Plan of Cloverhill, Section 2, as of record in Book 2663, Page 26, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Jerry Robert Phillips by deed of record in Book 4721, Page 177, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any existing easements and restrictive covenants of record in Book 2145, Page 262 and Book 2746, Page 207, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3123 Lakeland Drive, Nashville, Tennessee 37214
(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 our hand s this 19th day of April, 1974

Jerry Robert Phillips: Jerry Robert Phillips

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, the within named Jerry Robert Phillips

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 19th day of April 74

Commission expires 2-13-77

Leon Sharber
Notary Public

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENN.

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
JERRY ROBERT PHILLIPS

TO
TIMOTHY E. SHAFFER et ux

C 5 1 5 5 1

IDENTIF. REFERENCE

Apr 25 10 05 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Leon Sharber
Attorney-at-Law
Suite 308
301 Plus Park Blvd.
Nashville, Tennessee 37217

APR25'74	CONV	22,500.00			
APR25'74	S TAX		A*	58.50	
APR25'74	PR FEE		A*	.50	
APR25'74	W DEED		A*	4.00	* 63.00