Mail Tax Bills to: First Federal Savings
236 4th Ave. No.
Nashville, Tenn., 37219

BOOK 1833 PAGE 60 163-9 14 pd

THIS INSTRUMENT WAS PREPARED BY M. WATKINS EWELL, JR., ATTORNEY AT LAW, OF DYERSBURG, TENNESSEE.

WARRANTY DEED

STATE OF TENNESSEE)
SS
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Fifty-Five Thousand and no/100 Dollars ($55,000.00), cash in hand paid, the receipt of which is hereby acknowledged, we, JOHN D. SHIRLEY, PAUL K. SHIRLEY and BERRY N. SHIRLEY, have this day bargained and sold and do by these presents sell, transfer and convey unto the SHERWIN L. BERG and wife, ROBERTA G. BERG, as tenants by the entirety, their heirs and assigns, subject to and upon certain restrictions and conditions hereinafter referred to, all that real estate described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 82 on the Plan of Hillwood Estates, Section 6, as of record in book 2133, page 96, Register's Office for said county.

Said lot No. 82 fronts 180 feet on the southerly side of Kendall Drive and extends back 266.5 feet on the easterly line and 182.8 feet on the westerly line to a dead line, measuring 225 feet thereon.

This convenyance is made subject to ten-foot utility easement along rear line of premises, 60-foot building setback line, and conditions of owners certificate, as shown on plan of record in book 2133, page 96, Register's Office for Davidson County, Tennessee.

Said real estate was conveyed unto B.P. Shirley and wife, Flossie H. Shirley, by deed recorded in book 2603, page

(Address of Grantees:
836 Kendall Drive, Nashville, Tennessee

436, in the Register's Office for Davidson County, Tennessee. The said Flossie H. Shirley predeceased the said B.P. Shirley who, upon her death on April 24, 1966, took absolute fee simple title in and to said real estate as surviving tenant by the entirety. The said B.P. Shirley died intestate while a resident and citizen of Dyer County, Tennessee, on November 1, 1972, and left surviving his three children and only heirs at law, namely, John D. Shirley, Paul K. Shirley and Berry N. Shirley, the grantors herein. That the estate of the said B.P. Shirley has been fully administered and closed in the Law and Equity Court for Dyer County, Tennessee, the same bearing docket no. 19034.

TO HAVE AND TO HOLD the said lot or parcel of real estate, subject to and upon the restrictions and conditions herein referred to, with the improvements, appurtenances, estate, title and interest thereunto belonging unto the said SHERWIN L. BERG and wife, ROBERTA G. BERG, their heirs and assigns, forever.

AND WE, the said JOHN D. SHIRLEY, PAUL K. SHIRLEY and BERRY N. SHIRLEY, covenant to and with the said SHERWIN L. BERG and wife, ROBERTA G. BERG, their heirs and assigns, that we are lawfully seized and possessed of said real estate, have a good and lawful right to sell and convey the same and that the same is free and unencumbered, except as herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title thereto unto the said SHERWIN L. BERG and wife, ROBERTA G. BERG, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, except as herein set out.

THIS CONVEYANCE is made and taken by the grantees herein with the express understanding and agreement that said real estate is subject to all of the covenants and restrictions set forth in the aforementioned deed to B.P. Shirley and wife, Flossie H. Shirley, of record in Book 2603, at Page 436, in the Register's Office for

Davidson County, Tennessee, all of which are incorporated herein by reference as fully as if copied herein verbatim.

The 1974 taxes will be prorated between the parties and paid by the grantees herein.

IN TESTIMONY WHEREOF, we hereunto subscribe our signatures on this the 28 day of March, 1974.

JOHN D. SHIRLEY

PAUL K. SHIRLEY

BERRY N. SHIRLEY

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
SS
COUNTY OF DYER)

BEFORE ME, the undersigned, a Notary Public, in and for said county and state aforesaid, duly commissioned and qualified, personally appeared the above and within named JOHN D. SHIRLEY, one of the grantors herein, with whom I am personally acquainted and who acknowledged that he executed the foregoing and attached Warranty Deed for the purposes therein contained.

WITNESS my hand and Notarial Seal at office in said county and state on this the 12th day of April, 1974.

Notary Public

My Commission Expires: 6-25-77

C 62451

IDENTIF. T REFERENCE

JUL 10 2 22 PM '74

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

BOOK 1833 PAGE 63

STATE OF TENNESSEE)
SS
COUNTY OF KNOX)

BEFORE ME, the undersigned, a Notary Public, in and for said county and state aforesaid, duly commissioned and qualified, personally appeared the above and within named PAUL K. SHIRLEY, one of the grantors herein, with whom I am personally acquainted and who acknowledged that he executed the foregoing and attached Warranty Deed for the purposes therein contained.

WITNESS my hand and Notarial Seal at office in said county and state on this the 28 day of March, 1974.

Notary Public

My Commission Expires: 4-20-76

STATE OF GEORGIA)
SS
COUNTY OF _____)

BEFORE ME, the undersigned, a Notary Public, in and for said county and state aforesaid, duly commissioned and qualified, personally appeared the above and within named BERRY N. SHIRLEY, one of the grantors herein, with whom I am personally acquainted and who acknowledged that he executed the foregoing and attached Warranty Deed for the purposes therein contained.

WITNESS my hand and Notarial Seal at office in said county and state on this the 25th day of March, 1974.

Notary Public

My Commission Expires: July 22, 1974

I hereby [illegible] this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $ 55,000.00.

State of Tennessee)
County of Davidson) Affiant

Sworn to and subscribed before me this 3rd day of July, 1974.

My commission expires the [illegible] day of [illegible] 19[illegible]. State and County.

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JUL 10 - CONV 55,000.00
JUL 10 - S TAX A* 143.00
JUL 10 - PR FEE A* .50
JUL 10 - WDEED A* 8.00 * 151.50

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