This instrument prepared by:
PAT NICHOL
Attorney at Law
941 Richards Road
Antioch, Tennessee

BOOK 1835 PAGE 314

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Robert G. Shotwell, et ux | same | |
| (NAME) | (NAME) | |
| 117 Valeria Street | | Map 134-2 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Par 22 |
| Nashville, Tenn. 37211 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ----Ten and 00/100----------

----------($10.00) ----------*Dollars,*

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

We, Bertie Payne Seiner, Bessie Shotwell Cooper, Jessie Shotwell Brunner, Patricia Shotwell Hoffman, and Edward C. Shotwell, being the heirs at law of Fannie M. Shotwell, deceased,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Robert G. Shotwell, and wife Grace Shotwell

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 14 and 15 on the Map of Airport Acres Subdivision, in the 2nd Civil District of said County, not of record, and described according to a copy of a survey thereof made by Pete Meyers, Surveyor, under date of February 16, 1946, as follows:

Beginning at a point in the south margin of Currey Road at the corner of Lots Nos. 15 and 16, said point being 522 feet more or less west of the westerly margin of MaGavock Pike; thence with the line between Lots Nos. 15 and 16, southerly 363.2 feet to the north line of Lot No. 21; thence with the line between said Lots 15 and 21, westerly 100 feet to the easterly line of Lot No. 14; thence with the line of said lot southerly 450 feet to the north line of Lot No. 24; thence with the line of the same, westerly 200 feet to the line between Lots 14 and 13; thence with the line between said lots northerly 747 feet to the south margin of Currey Road; thence with the margin of the same, south 88 degrees 30' east 300 feet to the point of beginning.

Being the same property conveyed to Mrs. Frances M. Shotwell, having since deceased, by deed from Charles P. Wilson, Jr. and David K. Wilson of record in Book 1390, Page 291, R.O.D.C. and being the same property devised to Bertie Payne Seiner, Bessie Shotwell Cooper, Jessie Shotwell Brunner, Patricia Shotwell Hoffman, Edward C. Shotwell and Robert G. Shotwell by virtue of a Last Will and Testament as of record in Will Book 109, Page 99, Probate Clerk's Office for Davidson County, Tenn. and said will being admitted to probate on January 14, 1974. [Jessie Shotwell Brunner & Jessie Burner are one and the same.]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Subscribed and sworn to before me, this the 15th day of May, 19 74.
My commission expires 1-24-78 (Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00
Affiant
Notary Public

This is improved property, known as 1321 Currey Road, 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* Robert G. Shotwell and wife, Grace Shotwell,

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 and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Robert G. Shotwell and wife, Grace Shotwell,

their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 15th day of May, 19 74, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bertie Payne Seiner

Patricia Shotwell Hoffman

Bessie Shotwell Cooper

Edward C. Shotwell

Jessie Shotwell Brunner

Jessie Burner

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Claudia M. Hill, a Notary Public in and for said County and State, Bertie Payne Seiner, Bessie Shotwell Cooper, Jessie Shotwell Brunner, Patricia Shotwell Hoffman and Edward C. Shotwell

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 15th day of May, 19 74.

Claudia M. Hill Notary Public

Commission expires 7-29-78

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.....

JUL 18 74 CONV 10,000.00
JUL 18 74 S'TAX A* 26.00
JUL 18 74 PR'FEE A* .50
JUL 18 74 W'DEED A* 4.00 * 30.50

**WARRANTY DEED**

FROM

BERTIE PAYNE SEINER, ET AL

TO

ROBERT G. SHOTWELL, ET UX

C 63408

IDENTIF. REFERENCE

JUL 18 8 54 AM '74

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

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-1631
NASHVILLE, TENNESSEE 37238