This Instrument Prepared By: Louis Farrell, Jr.
Attorney at Law
921 J. C. Bradford Bldg.
Nashville, Tenn. 37219

BOOK 4850 PAGE 330

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rufus Shedd, et ux	Home Federal Savings & Loan	148-8 #39
(NAME:)	(NAME:)	
896 Oakwood Terrace	L & C Tower	Par. 2D-23233
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.	Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN & 00/100---------- *DOLLARS* and other good and valuable consideration, receipt of which is hereby acknowledged, and the assumption by Grantees, Rufus Shedd and wife, Lucy Shedd, of the payment of an obligation evidenced by a note executed by Thomas C. Downum and wife, Linda P. Downum, to Home Federal Savings and Loan Association, secured by Deed of Trust of record in Book 4618, page 640. the balance of which obligation, including interest, as of date of this deed is $ 17,893.69 ; and further the assumption by the Grantees, Rufus Shedd and wife, Lucy Shedd, of the payment of the obligation evidenced by note executed by Joe L. Kitts, Jr. and Clare R. Kitts to Home Federal Savings and Loan Association secured by second Deed of Trust of record in Book 4687, page 874, which obligation, including interest, as of date of deed is $ 1,962.78 .

Clare Ramsey Kitts ~~wife~~ *have bargained and sold, and by these presents do transfer and convey unto the said* Rufus Shedd and wife, Lucy Shedd *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section 1 Oakwood Terrace, as of record in Book 4460, pages 54 and 55, Register's Office for said County, as follows:

Beginning at a point in the northeasterly margin of Oakwood Terrace Drive, said point being the common corner of Lots 60 and 61; thence with the line between said two lots, northwardly 114.70 feet to a point; thence westwardly 108.33 feet to the easterly margin of Hawaiian View; thence with the easterly margin of said Hawaiian View, southwardly 69.81 feet to the beginning of a curve; thence around said curve, which has a radius of 25 feet, southeastwardly 35.28 feet to the northeasterly margin of Oakwood Terrace Drive; thence with the northerly margin of said Oakwood Terrace Drive, eastwardly 91.84 feet to the point of beginning.

Being the same property conveyed to Clare R. Kitts by Quitclaim Deed from Joe L. Kitts, Jr., of record in Book 4779, page 957, Register's Office for Davidson County, Tennessee. Reference is also made to a decree of record in Minute Book 14B, page 623, Sixth Circuit Court of Davidson County, Tennessee.

Subject to easements and restrictions of record in Book 4460, pages 54 and 55 and Book 4559, page 72, both 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 $ 22,856.47

Subscribed and sworn to before me, this the 5th day of September, 19 74

Affiant

My commission expires: 8/5/77 (Affix Seal)

Notary Public

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This is unimproved ( ) improved (X) property, known as 896 Oakwood Terrace Drive, Antioch, Tenn. 37013
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rufus Shedd and wife, Lucy Shedd their *heirs and assigns, forever.*

And I *do covenant with the said* Rufus Shedd and wife, Lucy Shedd *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.* except as shown above and for taxes for 1974 which are assumed by purchasers.

And I *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Rufus Shedd and wife, Lucy Shedd, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 5th *day of* September, *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.*

Clare Ramsey Kitts

Clare Ramsey Kitts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John C. Buffaloe *, a Notary Public in and for said County and State, the within named* Clare Ramsey Kitts

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 Nashville *, Tennessee, this* 5th *day of* September *, 19* 74.

John C. Buffaloe *, Notary Public.*

Commission Expires April 23, 1975.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

Clare Ramsey Kitts

TO

Rufus Shedd, et ux

C 7 0 2 8 8

IDENTIF. REFERENCE

SEP 9 10 44 AM '74

FELIX Z. WILSON II
DAVIDSON COUNTY, TENN.

SEP-9-74 CONV 22,856.47
SEP-9-74 STAX A* 59.54
SEP-9-74 PRFEE A* .50
SEP-9-74 WDEED A* 8.00
* 68.04

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE