BOOK 5113 PAGE 726

WARRANTY DEED

This instrument prepared by
J. K. WOODARD, Attorney at law
223 MADISON ST.
MADISON, TENNESSEE 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Shaffer, Jr. et ux	Same	44-15
(NAME)	(NAME)	418
104 West Riverside Dr.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hendersonville Tenn		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

FEB-9-	CONV	*4,500.00			
FEB-9-	S'TAX		B*	11.70	
FEB-9-	PR'FEE		B*	.50	
FEB-9-	W'DEED		B*	6.00	* 18.20

I, Emery P. Skelley, Jr.,
have bargained and sold, and by these presents do transfer and convey unto the said Richard W. Shaffer, Jr. and wife, Marcia D. Shaffer,
heirs and assigns, a certain tract or parcel of land in Davidson *County, State of Tennessee, described as follows, to-wit:*

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 194A, Section A, Village of Old Hickory, as shown on plan of record in Book 1424, page 68, Register's Office for said County.

Said Lot No. 194A fronts 104.7 feet on Riverside Road and contains 0.46 acre, more or less.

Included in the above description, but specifically excluded, is that portion of said property conveyed to the United States of America, by deed of record in Book 2153, page 387, said Register's Office, more particularly described as follows:
A tract of land situated on the left descending bank of the Cumberland River, in the Village of Old Hickory, in the 4th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the line of the lands now or formerly of Mark B. and June M. Fischer, said point being north 88° 19' east 196 feet from the most southwesterly corner of the lands now or formerly of Mark B. and June M. Fischer, and the most northwesterly corner of the lands of the subject owner; thence along said Fischer line north 88°19' east 68 feet to a point in the low water line of the Cumberland River; thence southerly and upstream, following the meanderings of said water line, a distance of 105 feet, more or less, to a corner of the lands now or formerly of Thomas A. and Emma E. Almon; thence leaving said water line and along said Almon line, north 89° 13' west 75 feet; thence

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value whichever is greater, for this transfer is $ 4,500.00
Subscribed and sworn to before me, this the 13 day of February 1977
Richard W. Shaffer
Affiant
My commission expires: Jan 16 1980
(Affix Seal)
J. K. Woodard
Notary Public

severing the lands of the subject owner, north 10° 00' east 100 feet to the point of beginning, containing fourteen hundredths (0.14) of an acre.

Being the same property conveyed to Emery P. Skelley, Jr. by deed from Emery P. Skelley and wife, Grace L. Skelley, of record in Book 5077, page 277, Register's Office for Davidson County, Tennessee.

D08758

IDENTIF. REFERENCE

FEB 9 2 35 PM '77

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

This is unimproved (X) improved ( ) property, known as Rivard Rd Old Hickory Tenn.
(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 Grantees *their heirs and assigns, forever.*

And I *do covenant with the said* Grantees *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.*

And I *do further covenant and bind* myself and my *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.*

Witness my *hand this* 7th *day of* February, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT WAS PREPARED BY:

Emery P. Skelley Jr.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Emery P. Skelley, Jr.

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 Madison, Tennessee, this 22 day of February, 1977.

C. K. Woodall, Notary Public.

Commission Expires Jan. 11 1980.

NOTARY PUBLIC AT LARGE STATE

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

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 .