This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5162 PAGE 845

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kenneth Davis Sheesley & wife | First Federal Savings & Loan Assn. | FH-04610 |
| Peaches Gunter Sheesley<br>2223 Hemingway Drive | (NAME)<br>4th & Union | 144-4-2 |
| (STREET ADDRESS OR ROUTE NUMBER)<br>Nashville, Tennessee | (STREET ADDRESS)<br>Nashville, Tennessee | |
| (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 by Kenneth Davis Sheesley and wife, Peaches Gunter Sheesley, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Kenneth Davis Sheesley and wife have assumed and agreed to pay the unpaid balance of an original indebtedness of $35,500.00 secured by deed of trust of record in book 4815, page 615, Register's Office for Davidson County, Tennessee,

I, Cecilia Reese Lubin, an unmarried person,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Kenneth Davis Sheesley and wife, Peaches Gunter Sheesley, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 7 of Block "O" on the Map of Tyne Meade, Section III, as of record in Book 1424, pages 12-14, Register's Office for said County.
Beginning at a point in the south margin of Hemingway Drive at the corner of Lots 7 and 8; thence with the line between said lots, southerly 230 feet to a point, a corner of Lot No. 6; thence with the line between said lots, southerly 230 feet to a point, a corner of Lot No. 6; thence with the line between Lots 6 and 7 westerly 200 feet to the easterly margin of Everett Drive; thence with the margin of the same, northerly 200 feet to the beginning of a curve; thence with the said curve, northeastwardly 31.42 feet to a point in the south margin of Hemingway Drive; thence with the margin of the same, easterly, passing a concrete monument at 49.9 feet, a total distance of 180.3 feet to the point of beginning.
Being the same property conveyed to Cecilia Reese Lubin, by deed from Will Collier Baird, Jr. and wife, Christine Baird, of record in Book 4957, page 294, Register's Office for said County.

This conveyance is made subject to an owner's certificate, 75-foot setback line from Hemingway Drive, a 37.5 foot setback line from Everett Drive, and a 10-foot easement along the south line for public utilities, as shown on plan of record in Book 1424, pages 12-14, said Register's Office; and 10-foot easement as set out in book 1489, page 471, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 61,500.00

Subscribed and sworn to before me, this the 22nd day of June 19 77

Affiant

My commission expires: 4-21-80 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE AT LARGE TENNESSEE

This is { unimproved ( ) / improved (X) } property, known as 2223 Hemingway Drive, 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* Kenneth Davis Sheesley and wife, Peaches Gunter Sheesley, their *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as above set out, and by taxes for 1977 which are prorated and assumed by the grantees.
I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Kenneth Davis Sheesley and wife, Peaches Gunter Sheesley, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 22nd *day of* June, 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.*

Cecilia Reese Lubin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Mary Ensey, *a Notary Public in and for said County and State,* Cecilia Reese Lubin

*the within named 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* 22nd *day of* June, *19* 77

Mary Ensey
*Notary Public*

*Commission expires* 4/21/80

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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* .....

ICAGO TITLE INS. CO.
MERICAN TRUST BLDG.
SHVILLE, TENN. 37201 232164

**WARRANTY DEED**

FROM
Cecilia Reese Lubin

TO
Kenneth Davis Sheesley et ux.

| | | | | | |
|---|---|---|---|---|---|
| JUN23 77 | CONV | 61,500.00 | | | |
| JUN23 77 | S'TAX | | B* | 159.90 | |
| JUN23 77 | PR'FEE | | B* | .50 | |
| JUN23 77 | W'DEED | | B* | 4.00 | * 164.40 |

E 10647

T
IDENTIF. REFERENCE

JUN 23 8 13 AM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238