BOOK 5184 PAGE 104

77-8-28
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,790.19

Clarance Shadowens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August 1977.

Notary Public

MY COMMISSION EXPIRES: 4/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 908 Fidelity Federal Bldg., Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clarance Shadowens, et ux	National Homes Acceptance Corporation	38-6
(NAME)	(NAME)	
Rt. 3, Old Hickory Blvd.	P. O. Box 250, Earl Avenue	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	LaFayette, Indiana 47902	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT KELLY and wife, RITA H. KELLY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARANCE SHADOWENS, JR. and wife, BETTY SHADWOENS,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 13th Civil District of Davidson County, Tennessee, being Tract No. 1 on a survey by John Wilkes dated July 4, 1941, and described according to a survey of John Kohl dated May 27, 1971, as follows:

BEGINNING at a point in the easterly margin of Old Hickory Boulevard at the northwesterly corner of Tract No. 2 of said survey; thence with the easterly margin of Old Hickory Boulevard north 4 deg. east 114 feet north 16 deg. west 223 feet, north 18½ deg. west 176 feet and north 7 deg. west 148 feet; thence south 82 deg. east 880 feet to a point; thence south 7 deg. west 765 feet to a point; thence north 72 deg. west 648 feet to the point of beginning, containing 12.07 acres, more or less.

BEING the same property conveyed to Robert Kelly and wife, Rita H. Kelly, by deed from Donald E. Johnson, Administrator of Veterans Affairs, of record in Book 4721, page 137, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

As part of the above consideration, the Grantee(s) herein, assume and agree to pay the unpaid balance owing on a certain note, executed by the Grantor(s) herein to National Homes Acceptance Corporation in the original principal amount of $17,950.00, of record in Book 4721, page 137, said Register's Office.

This is unimproved ( ) improved (X) property, known as Rt. 3, Old Hickory Boulevard, Nashville, TN
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of August, 1977

Robert F. Kelly
ROBERT KELLY

Rita H. Kelly
RITA H. KELLY

STATE OF TENNESSEE
Davidson County

BOOK 5184 PAGE 105

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Kelly and Rita H. Kelly

the 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 9th day of August 1977

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

FILE IN BOX 4

WARRANTY DEED

FROM
ROBERT KELLY and wife,

RITA H. KELLY

TO
CLARANCE SHADOWENS and wife,

BETTY SHADOWENS

E 20426

T

IDENTIF. REFERENCE

AUG 15 2 01 PM '77

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 15 77	CONV	19,790.19			
AUG 15 77	S'TAX		B*	51.48	
AUG 15 77	PR'FEE		B*	.50	
AUG 15 77	W'DEED		B*	4.00	* 55.98