BOOK 5219 PAGE 605

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,770.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF November, 19 77

Notary Public

MY COMMISSION EXPIRES: 5/30/80

(AFFIX SEAL)

Mail ✓

THIS INSTRUMENT WAS PREPARED BY
G. Battle Claiborne, 2313 Hillsboro Road, Nashville, Tenn. 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zita Coleman (NAME)	same (NAME)	Map 131 1
2307 Hobbs Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 55
Nashville, Tenn. (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~~ I the grantor, William L. Shapard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Zita Shapard Coleman

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:

Being lot No. 32 on the map of B. N. Stammer's Subdivision, as of record in book 1424, page 23, Register's Office for said county. Said lot No. 32 fronts 100 feet on the southerly side of Hobbs Road and runs back 239.26 feet on the easterly line and 239.23 feet on the westerly line to a dead line, measuring 100 feet thereon.

Being the same real property conveyed to Basilia Nelson Shapard by deed from George M. Hayes and wife of record in Book 1734, page 271, said Register's Office.

Being also the same property devised to grantor by will of Basilia Nelson Shapard dated July 4, 1961, filed for probate in the Probate Court for Davidson County on December 3, 1971, and of record in Book 102, page 137, Office of the Davidson County Probate Court Clerk.

This conveyance is made subject to easement for public utilities and 60 foot building set back line as shown on plan of record in Book 1424, page 12, and restrictive covenants contained in book 1514, page 480, said Register's Office.

This is unimproved ( ) / improved (X) property, known as 2307 Hobbs Road, Nashville, Tennessee 37215
(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 my hand this 3rd day of November, 19 77

William L. Shapard

William L. Shapard

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 William L. Shapard,

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 Nashville, Tennessee this 3rd day of November, 1977

Commission Expires 5/20/81

Notary Public.

STATE OF
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 purpose 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

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IDENTIF. REFERENCE

Nov 7 12 25 PM '77

FELIX Z. ANDERSON REGISTER
DAVIDSON COUNTY, TENN.

NOV-77	CONV	30,770.00		
NOV-77 S'TAX			B*	80.08
NOV-77 PR'FEE			B*	.50
NOV-77	W'DEED		B*	4.00
			*	84.58

WARRANTY DEED

FROM
Basilia Nelson Shapard

TO
Zita Shapard Coleman

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York