ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Charles R. Shrader (NAME)	Mercantile Mortgage Company (NAME)	Map 160
5614 Valley View Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 15667 (STREET ADDRESS)	Parcel 72
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5325 PAGE 995

For and in consideration of the sum of $10.00----------

TEN AND NO/100---------- DOLLARS

Cash in hand paid by CHARLES R. SHRADER and wife, SHIRLEY G. SHRADER, the receipt of which is hereby acknowledged; and for other good and valuable considerations,

AUG 16 RB	CONV	57,000.00			
AUG 16 RB	S'TAX		B*	148.20	
AUG 16 RB	PR'FEE		B*	.50	
AUG 16 RB	W'DEED		B*	4.00	* 152.70

We, A. C. SPAIN and LARRY NEWELL,

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES R. SHRADER and wife, SHIRLEY G. SHRADER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Brentwood Gardens as of record in Book 1130, page 16, Register's Office for said County.

Said Lot No. 33 fronts 150 feet on the easterly side of Valley View Road and runs back 395.1 feet on the northerly line and 399.3 feet on the southerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to A. C. Spain and Larry Newell by deed from Charles Nelson, Jr., Substitute Trustee of record in Book 5275, page 985, said Register's Office.

This conveyance is subject to any easements and the 1978 tax which has been prorated and assumed by the Grantees. Also to building setback lines.

unimproved ( )
This is improved (X) property, known as 5614 Valley View Drive
(House Number) (Street)
Brentwood, Tennessee 37027
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 16th day of August, 19 78.

A. C. Spain

Larry Newell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5325 PAGE 996

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named A. C. Spain & Larry Newell

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 16th day of August, 19 78

My commission expires April 18, 1982 Notary Public Sandra L. Shrader

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 57,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles R. Shrader

Sworn to and subscribed before me this 16th day of August, 19 78

My commission expires April 18, 1982 Notary Public Sandra L. Shrader

This instrument was prepared by:

Briley, Richards & Wrenne, Attys. 344 4th Avenue North, Nashville, Tennessee 37219

Name Address

WARRANTY DEED

G-252637 SP

FROM A. C. Spain and Larry Newell

TO Charles R. Shrader and wife, Shirley G. Shrader

E 83258

IDENTIF. REFERENCE

AUG 16 3 45 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE PIONEER TITLE CO.