BOOK 5388 PAGE 141

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$35,000.00 James W Long
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 19 79

Grace M. Floyd
Notary Public

MY COMMISSION EXPIRES: 7/18/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James W. Long et ux (NAME)	Same (NAME)	Map 51-1 Par. 23
824 Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 51-1-Par. 2
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-7210 11D-7215

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, Lynne Anne Shoffner, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James W. Long and wife, Diane D. G. Long

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. 29 on the Map of Due West Valley Acres, not of record in the 11th Civil District of Davidson County, Tennessee, described according to a copy of survey made by H. R. Swann, Jr., surveyor, dated April 20, 1947, as follows:

BEGINNING at a point on the north Margin of Due West Avenue at the corner of Lots 28 and 29; thence between said lots northerly 500 feet to a point; thence easterly 151.2 feet to the corner of lots 29 and 30, with the line between said lots southerly 500 feet to the North margin of Due West Avenue; thence with the margin of the same westerly 100.07 feet to the point of beginning.

LAND in Davidson County, Tennessee, being three (3) acres, more or less, and described according to a survey made by Watkins and Murray surveyors, on May 17, 1948, and described as follows: BEGINNING with the continuation of the westerly line of Lot No. 25; thence easterly and with the curve of lots 25 to 33 inclusive 1293.8 feet to the easterly line of said lot No. 33; thence N. 5 deg. 30' 325.2 feet to a point; thence N. 87 deg. 45' 1283 feet to an iron pin; thence southerly 11 deg. west 81 feet to the place of beginning.

BEING the same property conveyed to Lynne Anne Shoffner by deed from M. E. O'Brien and wife, Ethel Anita O'Brien of record in Book 4798, page 745, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to such easement and setback lines and restrictive covenants of record in said Register's Office.

This is unimproved ( ) improved (X) property, known as 824 Due West Avenue (House Number) (Street) Madison T. 37115 (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 12th day of January, 19 79

Lynne Anne Shoffner
Lynne Anne Shoffner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lynne Anne Shoffner

the 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 17th day of January 19 79.

Commission expires 7/19/81

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

F. 1.0882

WARRANTY DEED

FROM
Lynne Anne Shoffner, a single person

TO
James W. Long and wife,
Diane D. G. Long

IDENTIF. REFERENCE

JAN 23 12 30 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

JAN23 79	CONV	35,000.00				
JAN23 79	S'TAX		B*	91.00		
JAN23 79	PR'FEE		B*	.50		
JAN23 79	W'DEED		B*	4.00	*	95.50