3748 04/05 121.50- CHECK

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, BINKLEY,
ARCHER AND SUMMERS ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

45,000.00 Phillip D. Sheumaker Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 19 79

Notary Public

MY COMMISSION EXPIRES: 7 Dec 24 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, Suite 705, American Trust Building, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip D. Sheumaker (NAME)	First and Mid-South Mortgage Company (NAME)	MAP 72-4
1916 Riverwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2568 (STREET ADDRESS)	PAR 333
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (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, Ruby Harper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip D. Sheumaker and wife Carolyn Sheumaker

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. 5, Section A, on the Map of Happy Valley Subdivision, not of record, and described according to a copy of a survey thereof by Z. J. Wilkinson, Surveyor, September 2, 1945, as follows.
BEGINNING at a point in the southerly margin of Williams Ferry Road, now Riverwood Drive, 300 feet east of the easterly margin of Cooper Lane, at the common corner of Lot Nos. 4 and 5; thence with the line between said lots southeasterly 173 feet to a point; thence northeasterly 75 feet to a point, the common corner of Lot Nos. 5 and 6; thence northwesterly with the line between said Lots, 170.5 feet to the southerly margin of Williams Ferry Road, now Riverwood Drive; thence with the margin of the same southwesterly 75 feet to the point of beginning.

Being the same property conveyed to William Henry Harper and wife, Ruby Irene Harper, by deed from Naomi K. Walker, a widow, of record in Deed Book 4462, page 400, Register's Office for Davidson County, Tennessee.

The said William Henry Harper having since died.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( ) This is improved (X) property, known as 1916 Riverwood Drive (House Number) (Street) Nashville, Tennessee 37216 (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 5TH day of APRIL, 19 79

Ruby Harper
Ruby Harper

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned BOOK 5415 PAGE 824
said County and State, the within named Ruby Harper, a Notary Public in and for
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 5TH day of APRIL, 19 79.

Commission expires 12/12, 1980

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the
State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who
and _____ 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 _____
purposes therein contained by signing the name of the corporation by the said _____, being authorized so to do, executed the foregoing instrument for the
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

WARRANTY DEED

FROM

RUBY HARPER

TO

PHILLIP D. SHEUMAKER AND WIFE,
CAROLYN SHEUMAKER

F. 22315

IDENTIF. REFERENCE

APR 5 12 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 41

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Official Receipt
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5415 PAGE 825

RECEIVED OF _____

FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST & DEED

CC - CERTIFIED COPY
MR - RELEASE
UC - UNIFORM COMMERCIAL CODE

MS - MISCELLANEOUS
ST - STATE TAX CONVEY.
ST - STATE TAX MORT.
PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00-	CO
			117.00	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 121.50-
			3748A04/05/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 2 2 3 1 5

T
IDENTIF. REFERENCE

APR 5 12 08 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 675180