This instrument prepared by William T. Womack, 509 Georgetown Dr.
Nashville, Tn. 37205

7123

BOOK 5423 PAGE 579 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500.00

+ John B. Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April, 1979

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John B. Maxwell (NAME)	Same (NAME)	91-11
151 Wilson Rd. Circle (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	78
Brentwood, Tn. 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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 Frankie Shadowens

HEREINAFTER CALLED THE GRANTORS, ~~HAVE~~ has BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John B. Maxwell

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

Land in Davidson County, Tennessee, being Lot No. 623 of Block 106, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, of the Register's Office for said County.

Said Lot No. 623 fronts 35 feet on the northerly side of Illinois Avenue and runs back between parallel lines with the easterly margin of 48th Avenue North, formerly 7th Street, 150 feet to an alley.

Being the same property conveyed to Donald R. Shadowens and wife, Frankie Shadowens, by deed from Arlan D. Bush and wife, Wilma Joyce Bush, of record in Book 4895, Page 373. All right, title and interest of Donald R. Shadowens to the said property was vested in Frankie Shadowens pursuant to a decree of absolute divorce entered by the Circuit Court of Davidson County on October 23, 1978 (Docket No. 91,101).

This property is subject to an installment deed lien of record in Book 4895, Page 373, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4712 (House Number) Illinois Avenue (Street) Nashville, Tn. 37209 (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 13th day of April, 19 79

Frankie Shadowens
Frankie Shadowens

STATE OF TENNESSEE
Davidson County

BOOK 5423 PAGE 580

Personally appeared before me, SHIRLEY A. THOMPSON, a Notary Public in and for said County and State, the within named FRANKIE SHADOWENS

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 12th day of APRIL 1979.

Commission expires July 27, 1981

Shirley A. Thompson
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

WARRANTY DEED

FROM Frankie Shadowens

TO John R. Maxwell

F-24979

IDENTIF. REFERENCE

APR 19 1 26 PM '79

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5423 PAGE 581

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			600.00- CO	
			1.30 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	5.80-
7123A04/19/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-24979

IDENTIF. REFERENCE

APR 19 1 26 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 678435