WARRANTY DEED

BOOK 5519 PAGE 786

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000

Billye L Shoemake
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 19 79.

Violet S Carpenter
Notary Public

MY COMMISSION EXPIRES: Nov. 5, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
H. L. Buchanan, Jr., 300 Hundred Oaks Tower, Nashville, TN 37204
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billye L. Shoemake (NAME)	Billye L. Shoemake (NAME)	Map 836
1618 Benjamin Street (STREET ADDRESS OR ROUTE NUMBER)	1618 Benjamin Street (STREET ADDRESS)	Parcel 31
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	27W15750

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, Ralph P. Irwin, an unmarried man,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billye L. Shoemake, an unmarried woman,

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:

Land in Davidson County, Tennessee, being Lot Number 42 on the map of the Second Subdivision of the Weakley Home Place of record in Book 547, Page 12, Register's Office for said County.

Said Lot fronts 50 feet on the southerly side of Benjamin Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Ralph P. Irwin and wife, Eva Mae Irwin, by deed from Emerson N. Stewart and wife, Tennie M. Stewart, of record in Book 1368, Page 166, Register's Office for Davidson County, Tennessee; the same Eva Mae Irwin now being deceased.

unimproved ( )
This is improved (X) property, known as 1618 Benjamin Street, Nashville, TN 37204
(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 our hand s this 25th day of October, 19 79

Ralph P. Irwin
RALPH P. IRWIN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Violet L. Carpenter, a Notary Public in and for said County and State, the within named Ralph P. Irwin

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, Davidson County, TN C, this 25th day of October, 19 79

Commission Expires November 5, 1979 Violet L. Carpenter, 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 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

F. 59691

IDENTIF. REFERENCE

Oct 25 3 33 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
RALPH P. IRWIN

TO
BILLYE L. SHOEMAKE

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

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

RECEIVED OF BOOK 5519 PAGE 788

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

65.00 CO TX
.50 PRFEE
CHECK 71.50
1157A10/25/79 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 9 6 9 1

T
IDENTIF. REFERENCE

OCT 25 3 33 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 721176