G.O. 349

321 07/13 789.10- CHECK

WARRANTY DEED

IDENTIF. REFERENCE

RUSH

JUL 13 2 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 301,01100

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1981.

_____ Notary Public

MY COMMISSION EXPIRES: 1-13-83.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
4717 Nolensville Road (NAME)	Same James J. Taylor (NAME)	147-12
Nashville, Tennessee (STREET ADDRESS OR ROUTE NUMBER)	etal (STREET ADDRESS)	Par 52 Js
37211 (CITY) (STATE) (P. O. ZIP)	(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, JAMES L. SHAW AND WIFE, NANCY M. SHAW

James L Shaw

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES T. TAYLOR, ETUX, Yvonne P. Taylor; EDGAR W. CUMMINGHAM, ETUX, Jean D. Cunningham.

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 THE SIXTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF TRACT A OF THE O.E. WILLIE PROPERTY, NOT OF RECORD AND DESCRIBED ACCORDING TO A SURVEY BY SOUTHERN LAND AND ASSOCIATES, INC., DATED AUGUST 18, 1976, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF NOLENSVILLE ROAD SAID POINT BEING 167 FEET, MORE OR LESS, NORTHEAST OF NORTHCREST DRIVE; THENCE LEAVING SAID MARGIN SOUTH 56 DEG. 50' WEST 226.0 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION 100 FEET TO A POINT; THENCE SOUTH 57 DEG. 30' WEST 10 FEET TO A POINT; THENCE IN A NORTHWESTERLY DIRECTION 90 FEET TO A POINT; THENCE NORTH 58 DEG. 05' EAST 236 FEET TO A POINT IN THE SOUTHWESTERLY MARGIN OF NOLENSVILLE ROAD; THENCE WITH SAID MARGIN IN A SOUTHEASTERLY DIRECTION 198.1 FEET, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. SHAW BY DEED FROM SAM THOMPSON AND WIFE, MARY T. THOMPSON AS OF RECORD IN BOOK 5579, PAGE 37, SAID REGISTER'S OFFICE.

THE GRANTEES HEREIN ASSUME AND PROMISE TO PAY AN OBLIGATION EVIDENCED BY AN INSTRUMENT OF RECORD IN BOOK 5072, PAGE 955, AND BOOK 5579, PAGE 40, SAID REGISTER'S OFFICE.
THE ESCROW ACCOUNT AS IT RELATES TO THIS PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEES, AS IS THE HAZARD INSURANCE.

This is unimproved ( ) improved (X) property, known as 4715 & 4717 NOLENSVILLE ROAD, NASHVILLE, TENNESSEE 37211
(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 my hand this 15th day of May, 1981

X James L Shaw
JAMES L. SHAW

Nancy M. Shaw
NANCY M. SHAW

PREPARED FROM INFORMATION AND DOCUMENTS PROVIDED BY THE PARTIES

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JAMES L. SHAW AND WIFE, NANCY M. SHAW

the bargainor, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TN. this 15th day of MAY, 1981

Commission Expires 1-15-83

Notary Public.

STATE OF
County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared , 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

WARRANTY DEED

FROM

JAMES L. SHAW ET UX

TO

JAMES T. TAYLOR, ETUX.
EDGAR W. CUNNINGHAM, ETUX.

TITLE INSURED BY POLICY NUMBER:

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

MAIL TO:
William G. Traber
P. O. Box 110805
Nashville, Tenn. 37214

4717 Nolensville Rd.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

301011.00- CO
762.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 739.10-
6321A07/13/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.0.3 4 9

IDENTIF. REFERENCE

JUL 13 2 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 832242