This Instrument Prepared By:
John W. Kelley, Jr.
~~Kelley, Herbert & Crawford~~
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
146-5-125	Mr/Mrs Marshall Shumate	The Kissell Company 30 Warder Street Springfield, Ohio 45501
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 289319-6
6DU-35265	5104 Overton Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note dated December 10, 1980, in the original principal sum of $48,600.00, payable to The Kissell Company, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Keith A. Bednar and wife, to Philip E. Hill and Percy Wilkins, Jr., Trustees, as of record in Book 5689, page 713,

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KEITH A. BEDNAR and wife, MARY KAY BEDNAR

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto MARSHALL SHUMATE and wife, JACQUELYN SHUMATE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the Plan of Brentwood Hall, Section II, as of reocrd in Book 2083, page 23.

Said Lot No. 14, which is a corner lot, fronts 80.0 feet on the easterly margin of Overton Road and fronts 124.0 feet on the northerly margin of Brentlawn Drive, formerly an unnamed street, said frontages being joined by a curve having a length of 39.5 feet and extends back 149.3 feet on the northerly line and 103.5 feet on the easterly line, to a point of intersection.

Being the same property conveyed to Keith A. Bednar and wife, Mary Kay Bednar by deed from John S. Thomason, Jr., and wife, Dorothy B. Thomason, as of record in Book 5689, page 710.

This conveyance is made subject to restrictions of record in Book 2090, page 489.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1982 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 11th day of March, 1982

Keith A. Bednar

Mary Kay Bednar

STATE OF ~~TENNESSEE~~ WASHINGTON)
COUNTY OF ~~DAVIDSON~~ _____)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Keith A. Bednar, the bargainor(s), 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 Spokane, Washington, ~~Tennessee~~, this, the 26 day of March, 1982.

My commission expires: July 1, 1982

Notary Public

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mary Kay Bednar, the bargainor(s), 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 Hennepin County, this, the 15th day of March 1982.

My commission expires:

MONICA R. HENNINGS
NOTARY PUBLIC—MINNESOTA
HENNEPIN COUNTY
MY COMMISSION EXPIRES APR. 28, 1983

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $55,440.37

Marshall Shumate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 1982

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL)

Mary Ann Selley
Notary Public

WARRANTY DEED

FROM

KEITH A. BEDNAR AND WIFE

TO

MARSHALL SHUMATE AND WIFE

G 8.5 1.1 6

IDENTIF. REFERENCE

MAR 30 11 40 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires:

_____
Notary Public

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

55440.37- CO
144.04 CO TX
.50 PRFEE
6.00 WDEED
CHECK 150.54-
93BIWB3/3C/59 BN

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 5 1 1 6

IDENTIF. REFERENCE

MAR 30 11 41 AM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 873632