File Bag 40

This Instrument Prepared By:
Kenneth P. Ezell, Jr.
Bone & Woods
A Professional Law Corporation
US Bank Building, 10th Floor
200 Fourth Avenue, North
Nashville, Tennessee 37219

BOOK 5929 PAGE 226

WARRANTY DEED

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Numbers
James B. Fowlkes Nellie F. Rogers	SAME	62-13-107
4019 Moss Rose Drive		
Nashville, Tennessee 37216		
(City) (State) (Zip)		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, Thomas A. Shanks, Sr., and wife, Martha J. Shanks ("Grantors"), have bargained and sold and do hereby transfer and convey unto James B. Fowlkes and Nellie F. Rogers ("Grantees"), their heirs and assigns, as tenants in common with right of survivorship, all of our right, title and interest in and to a certain tract of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 3 on the Plan of Moss Rose Heights Subdivision, Section 2, Extended, as of record in Book 1424, page 109, Register's Office for said County, and described more particularly as follows:

Beginning at a point in the westerly margin of Moss Rose Drive 200 feet southeast from the south margin of a 20-foot Avenue shown on the Plan of W. J. Tune's Land, of record in Book 974, page 1, said Register's Office (said 20-foot Avenue now being known as Claypool Avenue); thence with the margin of Moss Rose Drive South 33.50 degrees East 100 feet to the northeast corner of Lot No. 4; thence with the northerly boundary of Lot No. 4 southwesterly 200 feet to a point; thence North 33.50 degrees West 100 feet to a point; thence northeasterly 200 feet to the point of beginning.

Being the same property conveyed to Thomas A. Shanks, Sr. and wife Martha J. Shanks, by deed from Ethel Tally Lewis, widow of Edward M. Lewis, deceased, of record in Book 2639, page 245, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the said real estate in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for 1982 real estate taxes which have been prorated and Grantees agree to assume.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under them.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 24 day of August, 1982.

H 0 5 7 9 T

IDENTIF. T REFERENCE

AUG 25 3 14 PM '82

PUBLIC ACCOUNTS REGISTER DAVIDSON COUNTY, TN

Thomas A. Shanks, Sr.

Martha J. Shanks

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $67,500.00

AFFIANT

Subscribed and sworn to before me, this 24th day of August 1982.

NOTARY PUBLIC

My commission expires:

17 July 1983

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 Thomas A. Shanks, Sr. and Martha J. Shanks, the bargainors, with whom I am personally acquainted, and who upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of August, 1982.

NOTARY PUBLIC

My commission expires:

17 July 1983

08/25 13E.3C- CHECK

5469

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

BOOK 5929 PAGE 228

RECEIVED OF _____

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
			67500.00- CO	
			175.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 182.00-	
5469A08/25/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 5 7 9 [illegible]

IDENTIF. REFERENCE

AUG 25 3 14 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898758