This instrument Prepared By:
DAVID B. HERBERT
Oriatt, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 6059 PAGE 797
REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
82-7-130	Ms.Donna S. Shell	Genstar Mortgage Corp. 700 N. Central Avenue Glendale, California 92103
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
20W-1875	316 Wilbur Street	594381
		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 November 15, 1979 in the original principal sum of $18,000.00, payable to Suburban Mortgage Company (now Genstar Mortgage Corporation), 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 Joyce Marie Choate to Leon Sharber, Trustee, as of record in Book 5532, page 215,

• JOYCE MARIE CHOATE, Unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DONNA S. SHELL

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 the westerly 20 feet of Lot No. 7 and the easterly 37 feet of Lot No. 8 in Humphrey Pierce Addition to Northeast Nashville, which is of record in Book 161, page 20.

Said fronts of said lots measure 57 feet, more or less, on the southerly side of Wilburn Street and runs back southerly between parallel lines, 150 feet to an alley.

Being the same property conveyed to Joyce Marie Choate, by deed from Charles S. Brookes, Trustee, as of record in Book 5532, page 212.

By acceptance of this deed grantee hereby waives any action based on zoning ordinances.

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 1983 taxes which have been prorated and assumed by Grantee.

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 16th day of May , 1983.

Joyce Marie Choate
Joyce Marie Choate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6059 PAGE 798

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Joyce Marie Choate, unmarried 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 Nashville, Tennessee, this, the 16th day of May, 1983.

My commission expires: 7-21-85

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,023.31

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF May, 1983

MY COMMISSION EXPIRES: 7-21-85 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

JOYCE MARIE CHOATE, UNMARRIED

TO

DONNA S. SHELL, unmarried

H 48849

IDENTIF. REFERENCE

MAY 19 3 16 PM '83

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

05/19 79.30- CHECK

8778

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR BOOK 6059 PAGE 799

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

28023.31- CO
72.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 79.30-
B778A05/19/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 8 8 4 9

IDENTIF. REFERENCE

MAY 19 3 16 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 950228