FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,699.50

Kevin T. Shea
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 19 83

John S. Adams
Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS, 2210 Crestmoor Road, Nashville, Tennessee 37215

2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin T. Shea et ux	Leader Federal Savings & Loan	119-14
(NAME)	(NAME)	
3606 Hewlett Court	158 Madison Avenue	85
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37211	Memphis, Tennessee 38103	
(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, Paul Gregory Shaw and wife, Cynthia Ann Shaw,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin T. Shea and wife, Andrea B. Shea,

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 No. 23 Block A on the plan of Part One of Woodbine Courts, of record in Book 1130, page 39, Reigster's Office for said County.

SAID Lot No. 23 fronts 75 feet on the southerly margin of East Timmons Avenue and extends back 216.7 feet on the easterly line and 217.3 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

BEING the same property conveyed to Paul Gregory Shaw and wife, Cynthia Ann Shaw by deed from Kent E. Krause and Alease R. Krause, as tenants in common of record in Book 5990, page 814, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Leader Federal Savings & Loan Association of record in Book 5990, page 810, Register's Office for Davidson, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantees.

Cynthia A. Shaw is one and the same person as Cynthia Ann Shaw.

This is unimproved ( ) improved (X) property, known as 245 East Timmons Avenue, 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 our hand S this 29th day of July, 19 83

Paul Gregory Shaw

Cynthia Ann Shaw

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul Gregory Shaw and Cynthia Ann Shaw,

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, Tennessee, this 29th day of July 1983

Commission expires 1-22-84

Notary Public

JOHN V. ADAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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
PAUL GREGORY SHAW ET UX

TO
KEVIN T. SHEA ET UX

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

dp

IDENTIF. REFERENCE

H.6.3.9.9.8.

AUG 1 10 27 AM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			51699.50- CO	
			134.42 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	140.92-
6119A08/01/63			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.6.3.9.9.8.

IDENTIF. REFERENCE

AUG 1 10 27 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 967739