B0443

STATE OF TENNESSEE }
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Richard W. Shaffer Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF November, 1983

Notary Public

MY COMMISSION EXPIRES 11-9-83

BOOK 6169 PAGE 361

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard W. Shaffer, Jr. (NAME)	same (NAME)	71-7
2017 Sultana Ave. (STREET ADDRESS OR ROUTE NUMBER)	104 West Ridge Dr. (STREET ADDRESS)	103
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tn (CITY) (STATE) (ZIP)	12D 4915

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, David A. Clark and wife, Bobbye Ann Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Shaffer, Jr., and wife, Marcia D. Shaffer

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:

Being parts of Lots Nos. 66 and 67 on the J. B. Haynie's Oriental Plan as of record in Book 161, pages 26 and 27, in Register's Office of Davidson County, Tennessee.

The said parts of Lots Nos. 66 and 67 fronts 62 feet on the easterly side of Sultana Avenue and run back parallel lines 150 feet along the southerly line to Duke Avenue to a dead line in the rear measuring 62 feet thereon.

Being the same property conveyed to David A. Clark and wife, Bobbye Ann Clark by deed form B. W. Howard and wife, Rebecca P. Howard of record in Book 6169, page 358, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

H 0 4 2 4 5

IDENTIF. REFERENCE

Nov 3 12 55 PM '83

FEE

DAVIDSON COUNTY, TENN.

This is unimproved (X) improved ( ) property, known as 2017 Sultana Avenue, Nashville, Tenn. 37207
(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 hands this 1st day of November, 19 83

X David A. Clark
DAVID A. CLARK

X Bobbye Ann Clark
BOBBYE ANN CLARK

11/03 4432 .60 - CHECK

81

STATE OF TENNESSEE }
County of Davidson }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Clark and wife, Bobbye Ann Clark

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 1st day of November

Commission expires 11-9-83

Notary Public

STATE OF TENNESSEE }

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 (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 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

TO

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

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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

48500.00- CAMT.
126.10 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 132.60-
0081A11/03/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 4 2 4 5

T
IDENTIF. REFERENCE

NOV 3 12 55 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.990991