Folder 44

FORM NO. WD-1

BOOK 6190 PAGE 348

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,638.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 1983.

Notary Public

MY COMMISSION EXPIRES: October 24, 1985

(AFFIX SEAL)

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramah Eugene Shields et ux (NAME)	SAME (NAME)	
2858 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	109-207
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	4D 5401

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, ROBERT J. BALTZ, JR., TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAMAH EUGENE SHIELDS AND WIFE, KAY FRANCES SHIELDS

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:

A tract of land lying in the 2nd Civil District of Davidson County, Tennessee, referred to as Tract 12, Cooks Landing Estates, in the deed of record in Book 5371, page 621, Register's Office of Davidson County, Tennessee.

BEGINNING at a point lying on the easterly margin of Old Hickory Boulevard; said point further described as lying south 1180 feet from the southerly margin of Stewarts Ferry Pike; thence leaving said Old Hickory Boulevard and running North 85 deg. 36' 48" east a distance of 826.59 feet to a point; thence South 48 deg. 36' 30" East a distance of 346.06 feet to a point on the westerly property line of the Donald Lee Gaines property as of record in Book 4590, page 886, Register's Office of Davidson County, Tennessee; thence leaving said Gaines property line and running South 85 deg. 36' 48" West a distance of 1067.94 feet to a point on the easterly margin line of Old Hickory Boulevard; thence running with said easterly margin North 4 deg. 23' 12" West a distance of 248.0 feet to the point of beginning, containing 5.39, more or less, acres.

Being the same property conveyed to Robert J. Baltz, Jr., Trustee, by deed from C. E. Hooper, Trustee, of record in Book 4916, page 983, said Register's Office, and by quitclaim deed from Baltz Brothers, a partnership, of record in Book 5371, page 621, Register's Office for said County.

This conveyance is made subject to 1983 Metro taxes which have been prorated and assumed by Grantees.

CHECK 12/08 62.66-

This is unimproved ( ) improved ( ) property, known as _____
(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 my hand this 5th day of December, 1983

Robert J. Baltz Jr.

ROBERT J. BALTZ, JR., TRUSTEE

3023

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

ROBERT J. BALTZ, JR., TRUSTEE

the bargainor, 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 Nashville, Tennessee, Tennessee, this 5th day of December 19 83

My Commission Expires Oct. 28, 1985

Commission expires

Shirley Mitchell
Notary Public

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) (his oath) acknowledged (themselves) (himself) 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
ROBERT J. BALTZ, JR., TRUSTEE

TO
RAMAH EUGENE SHIELDS
AND WIFE,
KAY FRANCES SHIELDS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

H90866

IDENTIF. REFERENCE

DEC 8 9 12 AM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6190 PAGE 350

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

21638.00- CAMT.
56.16 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 62.66-
8023A12/08/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H90866

IDENTIF. REFEREND

DEC 8 9 12 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 998676