CZ-108-05

This deed prepared by: ( ) Randolph H. Schneider, Attorney at Law, P.O. Box 724386
Atlanta, Georgia 30339

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File 8

SAFECO TITLE INSURANCE COMPANY

WARRANTY DEED

FILE NO._____

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 26th day of January , 19 84
between

WILLIAM TERRY HIGGINBOTHAM ET UX PATRICIA B. WOODS HIGGINBOTHAM

of the County of DAVIDSON , and State of TENNESSEE as party or parties of the first part, hereinafter called Grantor, and

JAMES P. SHACHNO AND WIFE, LYNAIA K. SHACHNO,

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

LAND in Davidson County, Tennessee, being Lot No. 124 on the plan of Sequoia Valley, Section III, of record in Book 4460, page 83, Register's Office for said County.

SAID Lot No. 124, which is a corner lot, fronts 109.5 feet on the easterly margin of Cheyenne Boulevard and fronts 123.3 feet on the southerly margin of Canton Pass, said frontages being joined by a curve having a length of 40.36 feet, and extends back 139.5 feet on the southerly line and 116.4 feet on the easterly line to a point of intersection.

Subject to easements, limitations of restrictions of record, if any. (Recorded in Book 4047, page 877, and Book 4598, page 384, both in the Register's Office for Davidson County, Tennessee.)

BEING the same property conveyed to William Terry Higginbotham and wife, Patricia B. Woods Higginbotham, by deed from Richard Arlen Murray and wife, Sonia Genevieve Murray, of record in Book 5634, page 99, 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 Western Pacific Financial Corporation, of record in Book 5634, page 102, Register's Office for Davidson County, Tennessee.

03/23 194.22- CHECK

2494

Address of Grantee	Mail Tax Notice to	Map Parcel No.
James P. Shachno et ux 1265 Cheyenne Boulevard Madison, TN 37115	Shearson American Express Mortgage Corporation P. O. Box 1201 San Bernardino, California	53-5 32 11D-90944

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

William Terry Higginbotham

William Terry Higginbotham

Patricia B. Woods Higginbotham

Patricia B. Woods Higginbotham

PBH B.

I 1 0 7 5 7

IDENTIF. REFERENCE

MAR 23 10 59 AM '84

FEE $ ... REGISTER DAVIDSON COUNTY, TN

STATE OF Colorado
COUNTY OF Arapahoe

On this the 26th day of January, 1984, before me personally appeared William Terry Higginbotham and Patricia B. Higginbotham to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and notarial seal.

Notary Public

My Commission Expires:

6/25/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $72,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

x James L. Shockley

Subscribed and sworn to before me on this the 21st day of March, 19 84.

Notary Public

My Commission Expires:

11-17-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			72250.00-	CAMT.
			187.72	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 194.22-
2494	A	03/23/84		BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 0 7 5 7

IDENTIF. REFERENCE

MAR 23 10 59 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 22436