PREPARED BY:
J. Mitchell Grissim, Jr.
323 Union Street
Nashville, TN 37201

SPECIAL WARRANTY DEED

BOOK 6264 PAGE 474

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Martin K. Shofner 3001 New Natchez Trace Nashville, Tennessee 37215	Same	117-2-69

FOR AND IN CONSIDERATION of the sum of EIGHTY EIGHT THOUSAND AND NO/100 DOLLARS ($88,000.00) cash in hand paid by Martin K. Shofner and other good and valuable considerations, the receipt of which is hereby acknowledged, Kay Tanner Porter and J. Mitchell Grissim, Jr., Co-conservators of the Estate of Ruth Tanner Kelley but not further or otherwise, have bargained and sold, and by these presents do transfer and convey unto Martin K. Shofner, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1 of Block 5 on the Plan on the Stokes Tract, as of record in Book 974, page 24, Register's Office for said County.

Said Lot No. 1 fronts 178 feet on the westerly side of Natchez Trace and extends back on the northerly line, with the southerly margin of Woodlawn Avenue, 219 feet and on the southerly line 190 feet to a dead line, in the rear, measuring 59 feet thereon.

Being the same property conveyed to Dan L. Kelley and wife, Ruth T. Kelley by deed from Everett Waters and L. W. Waters as of record in Book 1383, page 437, Register's Office for Davidson County, Tennessee. The said Dan L. Kelley, having since died.

This is improved property known as 3001 New Natchez Trace.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Martin K. Shofner, his heirs and assigns, forever; and, pursuant to the authority granted said Co-conservators by orders of the Probate Court of Davidson County, Tennessee, in the case styled In Re: Conservatorship of Ruth Tanner Kelley, docket No. 73-987, entered December 7, 1983, and January 23, 1984, in Minute Book 288, page 126, and Minute Book 288, page 836, respectively, for such court, said Co-conservators do covenant with the said Martin K. Shofner, that they are lawfully seized and possessed of said property in fee simple, and that they have a good right to convey it and that said property is unencumbered.

And Kay Tanner Porter and J. Mitchell Grissim, Jr., as co-conservators under Letters of Conservatorship issued by order of the Probate Court of Davidson County, Tennessee, in case No. 73987 on December 7, 1983, do further covenant and bind Ruth Tanner Kelley, her heirs and representatives, to warrant and defend the title to the said land to the said Martin K. Shofner, his heirs and assigns, against the lawful claims of all persons whomsoever.

04/04 233.33 CHECK

3048

IN WITNESS WHEREOF, Kay Tanner Porter and J. Mitchell Grissim, Jr. have caused this instrument to be executed on the 30 day of March, 1984.

Kay Tanner Porter
KAY TANNER PORTER

J. Mitchell Grissim, Jr.
J. MITCHELL GRISSIM, JR.

STATE OF FLORIDA
COUNTY OF ~~SEMINOLE~~ ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAY TANNER PORTER, with whom I am personally acquainted and who, upon oath, acknowledged herself to be one of the Co-Conservators of the Estate of Ruth Tanner Kelley, the within named bargainor, and that she as such Co-Conservator being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Maitland this 29th day of March, 1984.

Alice M. Kilroy
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEB 27 1987
BONDED THRU GENERAL INSURANCE UND.

My Commission expires:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. MITCHELL GRISSIM, JR., with whom I am personally acquainted and who, upon oath, acknowledged himself to be one of the Co-Conservators of the Estate of Ruth Tanner Kelley, the within named bargainor, and that he as such Co-Conservator being authorized so to do, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1983.

Belinda Denise Massey
Notary Public

My Commission expires: April 21, 1985

BOOK 6264 PAGE 476

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $88,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of ~~March~~, 1984.

Notary Public

My Commission expires: 10/9/84

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

IDENTIF. REFERENCE

APR 4 9 12 PM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

113495

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6264 PAGE 477

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

80000.00- CAMT.
228.00 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 233.30-
6048A04/04/84 BAL: .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F1349 5.

IDENTIF. REFERENCE

APR 4 9 12 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25882