80.5-18
13DA-60065

ALBERT J. SHEFFIELD, JR., AND WIFE, MILDRED LUCILLE SHEFFIELD

# WARRANTY DEED

BOOK 6333 PAGE 979

| Project: | County: | Tract: |
|---|---|---|
| 19074-2213-04 | 13th C. D. DAVIDSON | 2 |

KNOW ALL MEN BY THESE PRESENTS, That I/we,

Albert J. Sheffield, JR & wife Mildred Lucille Sheffield

have bargained and sold, and by these presents do transfer and convey unto the State of Tennessee the land and/or land rights more particularly described as follows:

Beginning at a point in the northwesterly boundary of the Mitchell S. Magid and Bernard D. Mintz, Trustee property; said point being 95.56 feet right at Station 162+28.52; thence with the said northwesterly boundary South 62 degrees 01 minutes 29 seconds West 1500 feet more or less to a point; thence with the easterly bank of the Cumberland River northwesterly 935 feet more or less to a point; thence with the southeasterly boundary of the State of Tennessee property (1) North 59 degrees 26 minutes 54 seconds East 1900feet more or less to a point; (2) North 89 degrees 15 minutes 32 seconds East 70 feet more or less to a point; thence with the proposed right-of-way (1) South 2 degrees 41 minutes 28 seconds East 854.88 feet to a point; (2) South 9 degrees 57 minutes 14 secondsEast 244.33 feet to the point of beginning and containing 36.231 acres and being part of the property conveyed to Albert J. Sheffield, Jr., and wife, Mildred Lucille Sheffield by Albert J. Sheffield, Sr., of record in Deed Book 3180, page 549, Register's Office for Davidson County, Tennessee.

The above described property is hereby conveyed in fee simple and all right of ingress and egress to, from and across the same and to and from abutting lands is hereby conveyed, and the lien for property taxes against the same is to be removed as provided for in Section 67-5-203, Tennessee Code Annotated.

This property is farm land and is located on the Cumberland River and is south 1¼ miles along Stewarts Lane from Hydes Ferry Pike in Jordonia, Davidson County, Tennessee.

This instrument was prepared by the State of Tennessee, Department of Transportation, Nashville, Tennessee.

The consideration mentioned herein includes payment for the property taken, also payment for incidental damages to the remainder compensable under eminent domain.

I 3 4 8 3 6.

T IDENTIF. REFERENCE

JUL 9 3 04 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/09 6.00- CHECK

1932

This conveyance is made in consideration of Sixty Three Thousand Four Hundred And Twenty Five Dollars ($ 63,425.00 ) Dollars, cash in hand paid, the receipt of which is hereby acknowledged.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging, except as may be specified otherwise herein, to the said State of Tennessee. I/we do covenant with the said State of Tennessee that I am/we are lawfully seized and possessed of said land in fee simple, have a right to convey it and the same is unencumbered.

And I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said land to the said State of Tennessee against the lawful claims of all persons whomsoever.

Witness my/our hand(s), this 5 day of July, 19 84

Albert J. Sheffield, Jr.

Mildred Lucille Sheffield

STATE OF TENNESSEE, DAVIDSON COUNTY

Personally appeared before me, William T. Macon, Jr., a Notary Public in and for said County and State, the within named Albert J. Sheffield & wife Mildred Lucille Sheffield

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 5th day of July, 1984

My commission expires:
11-1-87

Notary Public.

WARRANTY DEED

FROM

Albert J. Sheffield, Jr. & wife Mildred Lucille Sheffield

TO

STATE OF TENNESSEE

Filed for record this ..... day of ..... A.D., 19..... at ..... o'clock ..... minutes ..... M.

..... Register.