THIS INSTRUMENT PREPARED BY: PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

3581

08/28 1984 80- CHECK

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Carol A. Shoemaker	Commerce Union Bank	8DA-30570
626 American Road	One Commerce Place	MAP 90-12
Nashville, TN. 37209	Nashville, TN. 37239	PARCEL 80

BOOK 6368 PAGE 539

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, TOMMY LEWIS JOHNSON and wife, SHEILA L. JOHNSON hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CAROL A. SHOEMAKER hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 58 on the plan of Charlotte Park, Section I, of record in Book 2663, pages 2, 3, 4, 5 and 6, Register's Office for said County.

SAID Lot No. 58 fronts 70.0 feet on the northeasterly margin of American Road and extends back 200.0 feet on the northwesterly line and 197.5 feet on the southeasterly line to a dead line in the rear, measuring 69.9 feet thereon.

BEING the same property conveyed to Tommy Lewis Johnson and wife, Sheila L. Johnson by deed from Preston W. Loveless and wife, Julia C. Loveless, of record in Book 5746, page 863, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2638, page 490, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Tommy Lewis Johnson by O. L. Gilbert as his Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument. The affidavit of said Attorney in Fact is attached an an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 626 American Road, Nashville, TN. 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of August, 19 84.

Tommy Lewis Johnson
BY: O. L. Gilbert, Attorney in Fact

Sheila L. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of August, 19 84, before me personally appeared Sheila L. Johnson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 11-17-84

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____.

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 60,500.00.

Carol A. Shoemaker
Affiant

Subscribed and sworn to before me, this the 24th day of August, 1984.

My Commission Expires: 11-17-84

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O. L. Gilbert with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Tommy Lewis Johnson as the free act and deed of the within named Tommy Lewis Johnson

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1984.

My Commission expires:

11-17-84

Notary Public

WARRANTY DEED

from:
TOMMY LEWIS JOHNSON, et ux

to:
CAROL A. SHOEMAKER

Return to:
cg

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

O. L. Gilbert

Affiant O. L. Gilbert

Sworn to and subscribed before me this 24th day of August, 19 84.

Notary Public

My Commission Expires: 11-17-84

AUG 28 12 12 PM '84

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

60500.00- CAMT.
157.30 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 166.80-
5681A08/26/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

145650

IDENTIFICATION REFERENCE

AUG 29 12 22 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No.0064357