6402

THIS INSTRUMENT PREPARED BY ROBERT G. MCLEAN, ATTORNEY, ALAMO, TENNESSEE, 38001; ASA DONALD SHIVERS, JR., 510 Angela Circle, Goodlettsville, Tennessee, will be responsible for taxes on said property.

WARRANTY DEED

215

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the love and affection which I, Asa D. Shivers, have for my son, Asa Donald Shivers, Jr., I, Asa D. Shivers, have this day bargained and sold and by these presents, do hereby transfer and convey unto ASA DONALD SHIVERS, JR., HEIRS AND ASSIGNS, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Map of E. C. Scruggs Subdivision of Lots Nos. 18 and 19 on the plan of Belair, of record in Book 843, page 10, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the Southerly side of Belair Avenue, now known as Woodlawn Drive, and runs back between parallel lines, along the Westerly margin of 28th Avenue South, or Natchez Trace, 150 feet to a dead line in the rear.
>
> This being the same property conveyed to Asa Donald Shivers and wife, Marcia Neil Drake Shivers, by Allie Irene Richardson, by deed dated August 7, 1947 and recorded in Deed Book 1512, Page 390, Davidson County, Tennessee in Register's Office for said County. The said Marcia N. Shivers died in 1983 and her surviving husband, Asa D. Shivers, owns the above described property as the surviving tenant.

TO HAVE AND TO HOLD the above described property, together with all of its hereditaments, improvements and appurtenances thereunto belonging unto the said Grantee, heirs and assigns, in fee simple forever.

I covenant with the said Grantee, heirs and assigns, that I am lawfully seized and possessed of the above described property; that the same is unencumbered and that therefore, I have a good and lawful right to make this conveyance.

I further covenant, binding my heirs and representatives, to forever warrant and defend the title to the above described property unto the said Grantee, heirs and assigns, against the lawful claims of all persons whomsoever.

RUSH

FOR REFERENCE

1560 93

I, Elizabeth Massey Shivers, wife of the above named Grantor, do hereby join in this instrument and do hereby convey and quit-claim all of my right, title and interest in said above described property unto the said Grantee, heirs and assigns.

IN WITNESS WHEREOF, we have hereunto set our signatures, this the 20th day of September, 1984.

Asa D. Shivers
ASA D. SHIVERS

Elizabeth Massey Shivers
ELIZABETH MASSEY SHIVERS

BOOK 6402 PAGE 21

STATE OF TENNESSEE

COUNTY OF CROCKETT

Personally appeared before me, the undersigned Notary Public, in and for the said State and County, the within named Bargainors, ASA D. SHIVERS AND WIFE, ELIZABETH MASSEY SHIVERS, with whom I am personally acquainted and who acknowledged to me that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Alamo, Tennessee, this the 20th day of September, 1984.

Robert G. McLean
ROBERT G. MCLEAN, NOTARY PUBLIC
MY COM EX: January 19, 1986

NOTARY PUBLIC (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000
Asa Donald Shivers Jr.
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF October 1984.
Deputy, Register

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 402 PAGE 217

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE		
TD -TRUST DEED		

DATE	SYMBOL	CALCULATION	AMOUNT	TOTAL AID
		117.00	CSMA	
		.50	PRFEE	
		6.00	WDEED	
			CHECK 123.50	
			TOTAL CAL	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

156093

IDENTIF. REFERENCE

Oct 12 10 ?. AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN