This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Timothy A. Shoaf	Tennessee Housing Development Agency	
(NAME)	(NAME)	
806 Broadmoor Avenue	P.O. Box 1000, Dept. 47	MAP 61-7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	Memphis, Tennessee 38148	PARCEL 96
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BOOK 6441 PAGE 718

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Timothy A. Shoaf and wife, Lisa W. Shoaf and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Richard L. Vickery, and wife, Betty J. Vickery

have this day bargained and sold, and do hereby transfer and convey unto the said Timothy A. Shoaf, and wife, Lisa W. Shoaf

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the Easterly 25 feet of Lot No. 8 and the Westerly part of Lot No. 9 of Block 7 on the Plan of Broadmoor, of record in book 547, page 161, and according to a copy of a survey thereof made by Ralph W.C. Lambert, July 16, 1956, as follows:

Beginning at an iron pin in the southerly margin of Broadmoor Drive, formerly Woodruff Drive, which iron pin is 5 feet westerly from the common corner of Lots 9 and 10 on said plan; thence southerly parallel to and 5 feet westerly from the line between said lots 100 feet to an iron pin at the northeast corner of the property conveyed to Lela B. Maxwell by deed of record in Book 2590, page 37, Register's Office for said County; thence with Maxwell northerly line westerly parallel to Broadmoor Drive 12 feet to an iron pin in Maxwell's northwest corner; thence southerly parallel to the line between Lots Nos. 9 and 10 on said plan and along Maxwell's westerly line 50 feet to an iron pin in the northerly line of Lot 14 on said plan; thence westwardly with the dividing line between Lots 8 and 9, 14 and 15, 58 feet to a point which is 25 feet eastwardly from the southwest corner of Lot 8; thence northwardly 150 feet to a point in the southerly margin of Broadmoor Drive; thence with the margin of the same eastwardly 70 feet to the point of beginning.

Together with an easement for the right to use the easterly 5 feet of Lot No. 9 of Block F, as set out in the deed from James Roy Conyer, Jr. and

(See "EXHIBIT A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 30th day of November, 19 84

Affiant

My commission expires: 7-21-85

(Affix Seal) Notary Public

806 Broadmoor Avenue, Nashville, Tennessee 37216

This is unimproved ( ) improved ( ) property, known as (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever; we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 30th *day of* November, 19 84

corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

CHECK 123.00 12/06

Richard L. Vickery

Richard L. Vickery

Betty J. Vickery

Betty J. Vickery

2387

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Donna M. Gregory *, a Notary Public in and for said County and State,* Richard L. Vickery, and wife, Betty J. Vickery

the within named bargainor , *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee,*
this 30th *day of* November *, 19* 84

Donna M. Gregory *Notary Public*

NOTARY PUBLIC AT LARGE

Commission expires 07/21/85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, *, a Notary Public of the State and County aforesaid, personally appeared* *, with whom I am personally acquainted, and who, upon oath, acknowledged* *self to be* *of the* *the within named bargainor, a corporation, and that* *he as such* *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* *self as* *.

Witness my hand and seal, at office in *,*
this *day of* *, 19* *.

Notary Public

Commission expires *

EXHIBIT A

wife, to Thomas R. Maxwell and wife, of record in Book 2497, page 171, Register's Office for said County.

Being the same property conveyed to Richard L. Vickery and wife, Betty J. Vickery, by deed from Joseph T. Phifer and wife, Roxie W. Phifer of record in Book 4477, page 476, Register's Office of Davidson, County, Tennessee.

WARRANTY DEED

FROM
Richard L. Vickery etux

TO
Timothy A. Shoaf etux

FELIX A. WILSON II
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37203

24359

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

DAVIDSON COUNTY, TN
FELIX A. WILSON II
Register of Deeds

DEC 6 11 13 AM '84

IDENTIF. REFERENCE

16.8:1:9 7

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

RECEIVED OF _____

FOR BOOK 6441 PAGE 720

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			45000.00-	CAMT.
			117.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	123.50-
2987A	12/06/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:6:8: 1:9 7:

IDENTIF. REFERENCE

Dec 6 11 19 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90874