7652

I 8 0 1 2 8

72-5 77 DP

SEND TAX BILLS TO: OWNER

PAUL P. SHAVER

P.O. BOX 948

LACOMBE, La. 70445

15DA 05770, 15DA 05515

IDENTIF. REFERENCE

JAN 30 2 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
CHARLES H. BEAL
ATTORNEY AT LAW
600 DAUPHINE PLACE
P. O. BOX 1148
COLUMBIA, TENNESSEE 38402

WARRANTY DEED

BOOK 6484 PAGE 213

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WE, CHERYL DIANE TYLER and DOROTHY RUTH COLGATE, Co-Executrixes for the Estates of WALTER D. WINTERS and JULIA E. WINTERS, empowered to sell property, as per Wills of record in Will Book 147, Page 434, and Will Book 147, Page 430, respectively, County Court Clerk's Office of Davidson County, Tennessee, have this day bargained and sold and by these presents do hereby transfer and convey unto PAUL P. SHAVER, single, his heirs and assigns, forever, the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, described as follows:

TRACT 1: COMMENCING one hundred and seventy two feet from Keeling Avenue and extending south 180 feet to W. D. Winters lot; thence east 100 feet to a stake; thence north 180 feet to Elvira; thence west on Elvira 100 feet to the starting point. Being the north half of Lot No. 10 in C. W. Waller's Subdivision of the John D. Anderson Homeplace, as of record in Book 547, Page 6, Register's Office for Davidson County, Tennessee.

BEING the property conveyed to W. D. Winters by Installment Deed from I. H. Cobb, widower, of record in Book 1179, Page 3, Register's Office of Davidson County, Tennessee. W. D. Winters died 1/31/84 and by Will of record in Will Book 147, Page 434, Cheryl Diane Tyler and Dorothy Ruth Colgate, Co-Executrixes empowered to convey property per Will.

TRACT 2: COMMENCING at the southwest corner of Jones lot and extending west on Thomas Street, one hundred (100) feet to Helen E. Heads' lot; thence north between parallel lines one hundred eighty (180) feet to a dead line.

SAID lot lying one hundred eighty (180) feet south of Elvira Avenue, being the south part of Lot No. Ten (10) of Waller's Addition, as of record in Book 547, Page 6, Register's Office of Davidson County, Tennessee.

BEING the property conveyed to Walter David Winters by Deed from I. H. Cobb, of record in Book 896, Page 219, Register's Office of Davidson County, Tennessee. By Quit-Claim Deed dated 6/29/82 Walter David Winters created tenancy by entirety in Walter David Winters and wife, Julia E. Winters, of record in Book 5911, Page 678, said Register's Office. Walter David

Winters died 1/31/84 and Julia E. Winters died 2/28/84, and by Wills of record in Book 147, Page 434, and Book 147, Page 430, respectively, Cheryl Diane Tyler and Dorothy Ruth Colgate, Co-Executrixes, empowered to convey property per Wills.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEE, his heirs and assigns, in fee simple, forever.

AND WE DO COVENANT with the said GRANTEE that we are lawfully seized and possessed of said property, as Co-Executrixes for the Estates of WALTER D. WINTERS and JULIA E. WINTERS, and that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and real estate taxes.

AND WE DO FURTHER COVENANT and bind ourselves, as Co-Executrixes for the Estates of WALTER D. WINTERS and JULIA E. WINTERS, their heirs and representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands this the 16th day of January, 1985.

Cheryl Diane Tyler Co-Executrix — Dorothy Ruth Colgate Co-executrix

CHERYL DIANE TYLER, Co-Executrix — DOROTHY RUTH COLGATE, Co-Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainors, CHERYL DIANE TYLER and DOROTHY RUTH COLGATE, Co-Executrixes for the Estates of WALTER D. WINTERS and JULIA E. WINTERS, empowered to sell property, as per Wills of record in Will Book 147, Page 434, and Will Book 147, Page 430, respectively, County Court Clerk's Office of Davidson County, Tennessee, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 16th day of January, 1985.

Helen J. Beaty
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE OF TENNESSEE

My Commission Expires: 3/3/87.

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 6484 PAGE 215

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 23000.

Paul P. Sharon
AFFIANT

SUBSCRIBED and sworn to before me this the 16th day of January, 1985.

Helen J. Beaty
NOTARY PUBLIC

My Commission Expires: 3/3/87.

TENNESSEE DEPARTMENT OF REVENUE
Nashville, Tennessee

To

Date January 15, 1985
ESTATE OF: Julie E. Winters
Residence
County of Davidson

The Department of Revenue hereby waives the issuance of notice required by Section 30-1631, Tennessee Code, and consents to the transfer to representatives of the above named estate, or otherwise, of the personal property now in your custody, or standing on your records in the name of the above named decedent, as follows, to wit:-

Real property located at 908 Elvira Avenue, Nashville, Davidson County, Tennessee.

COMMISSIONER OF REVENUE
By Jerry Davis
Director of Miscellaneous Tax Division

RV-0210

06-027-0912

TENNESSEE DEPARTMENT OF REVENUE
Nashville, Tennessee

To

Date January 15, 1985
ESTATE OF: Julie E. Winters
Residence
County of Davidson

The Department of Revenue hereby waives the issuance of notice required by Section 30-1631, Tennessee Code, and consents to the transfer to representatives of the above named estate, or otherwise, of the personal property now in your custody, or standing on your records in the name of the above named decedent, as follows, to wit:-

Real property located at 909 Thomas Avenue, Nashville, Davidson County, Tennessee.

COMMISSIONER OF REVENUE
By Jerry Davis
Director of Miscellaneous Tax Division

RV-0210

06-027-0912

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

RECEIVED OF _____

FOR _____

BOOK 6484 PAGE 216

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
			23000.00- CAMT.	
			59.80 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK. 69.30-	
7652A01/30/85			BAL- .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 0 1 2 8

IDENTIF. REFERENCE

JAN 30 2 00 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105160