FILE BOX 45

BOOK 6554 PAGE 538

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,881.69

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Bruce Vencill | OWNER | Map 75-8 |
| (NAME) | (NAME) | |
| 940 Allen Road | | Parcel 262 & 265 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy F. Still and wife, June J. Still, and Richard W. Shaffer, Jr. and wife, Marcia D. Shaffer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Vencill, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 585 on the Plan of Tulip Grove, Section 13 of record in Plat Book 6050, page 46, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to the grantors by deed of record in Book 6479, Page 920 , said Register's Office.

This conveyance is subject to a Deed of Trust executed by Billy F. Still and wife, June J. Still and Richard W. Shaffer, Jr. and wife, Marcia D. Shaffer, to Michael L. Padalino, Trustee, for AmSouth Mortgage Company, Inc., dated January 15, 1985, and filed for record in Book 6479, page 922, Register's Office for said County, with an approximate unpaid balance of $76,760.00, which the grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the grantees.

J.O. 3.7.7.4

IDENTIF. REFERENCE

MAY 13 10 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (unimproved ( ) improved XXX) property, known as 705-707 Frankfort Drive (House Number) (Street) Hermitage (P.O. Address) (City or Town) 37076 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 17th day of January, 19 85.

Billy F. Still

June J. Still

Richard W. Shaffer, Jr.

Marcia D. Shaffer

5280

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy F. Still and wife, June J. Still and Richard W. Shaffer, Jr. and wife, Marcia D. Shaffer

(or proved to me on the basis of satisfactory evidence)

the bargainors, 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 Hendersonville, Tennessee, this 17 day of Jan., 1985.

Commission expires 6-21-86

Jan. Rick Shaffer
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (their several oaths/his oath) acknowledged (themselves/himself) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he/they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

**WARRANTY DEED**

**FROM**

Billy F. Still and wife, June J. Still

and

Richard W. Shaffer and wife, Marcia D. Shaffer

**TO**

Bruce Vencill

**RETURN TO:**

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

**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 |
|---|---|---|---|---|
| | | | 68881.69- | CAMT. |
| | | | 179.14 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 185.64- |
| | | | 6880A05/13/85 | BAL .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 3.7.7.4.

IDENTIF. REFERENCE

MAY 13 10 10 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133583