BOOK 6590 PG 225

ADDRESS NEW OWNER:
Donald R. Shaw
328 Polk Ave.
Nashville, TN 37211

SEND TAX BILLS TO:
new owner

MAP 60
PAR 44 & 45

WARRANTY DEED

For good and valuable consideration paid and received, the Grantors, CHARLOTTE W. ALLEN AND REBECCA THOMAS, TRUSTEES UNDER THE WILL OF MIGNON MARKLE, and CHARLOTTE WILLIAMS ALLEN AND REBECCA THOMAS, CONSERVATORS OF FEDORA REBECCA MARKLE, have bargained and sold and by these presents do transfer and convey unto the Grantee, DONALD R. SHAW, his heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Lands of Claiborne Y. Hooper, deceased, as of record in Minute Book "A", page 693, and Minute Book "C", page 400, of the Chancery Court at Nashville, described according to a survey made July 3, 1939, as follows:

Beginning at a point in the center of the old Dickerson Road, 190 feet northerly from the intersection of the continuation of the northerly margin of a lane and the center line of said old Dickerson Road: thence North 15^{0} East, with the center of said old Dickerson Road, 400 feet to a stake: thence North 88^{0} 31' West 2305 feet to a point in the westerly line of a stone wall; thence South $1\frac{1}{4}^{0}$ West, with said stone wall, 400 feet to a point; thence South 88^{0} 31' East 2200 feet to the point of beginning, containing 22 acres, more or less.

Included within the property described above, BUT EXCLUDED FROM THE PROPERTY HEREBY CONVEYED, is that certain tract of land conveyed by Mrs. Sadie Ella Markle and husband, H. E. Markle, to Henry E. Gentry and wife, Hazel Gentry, by deed of record in Book 1392, page 207, Register's Office for said County, said tract being described therein according to a survey made June 26, 1946, by Z. J. Wilkerson, Surveyor, as follows:

Beginning at a point in the westerly margin of Dickerson Road or Pike as now widened and located, at the northeast corner of the property of Burnett Morris, said point being approximately 190 feet north from the intersection of the continuation of the north margin of a lane and said Pike; thence along the margin of said Pike, North 12^{0} 15' East 370 feet more or less to the south margin of a new 30-foot roadway lying along the north line of this property and along the south line of the Vaughan property, said roadway being established by this survey; thence along the south margin of the roadway North 89^{0} 45' West 420 feet to a stake; thence South 9^{0} 15' West 364.8 feet to a stake in a fence line, being Burnett Morris' north line; thence with said fence South 89^{0} 30' East 400 feet to the point of beginning, containing 3.38 acres exclusive of any part of the land within the bounds of Dickerson Pike.

The property hereby conveyed being a part of the same property conveyed to Mrs. Sadie Ella Markle by deed of record in Book 1079, page 551, said Register's Office; being property passing to Jacob E. Markle, Mignon Markle and Fedora Rebecca Markle as the only heirs at law of Sadie Ella Markle and H. E. Markle, both deceased; the interests of Jacob E. Markle therein having been conveyed to said Mignon Markle by deed of record in Book 2244, page 259, and to said Fedora Rebecca Markle by deed of record in Book 2244, page 257, said Register's Office; the said Mignon Markle having since died, devising her interests in said propery to Charlotte W. Allen and Rebecca Thomas, as Trustees, her will being of record in Will Book 140, page 601, in the Probate Court of Davidson County, Tennessee; and the said Jacob E. Markle having died, devising whatever interest he might have in said propery to the Trustees named in his will, which is of record in Will Book 127, page 209, in said Probate Court. By order entered in Minute Book 295, page 140, of the Probate Court of Davidson County, Tennessee, Charlotte Williams Allen and Rebecca Thomas, Conservators of Fedora Rebecca Markle, were authorized to sell and convey the interests of Fedora Rebecca Markle in the property hereby conveyed.

This is improved property known as 2820R Dickerson Road, Nashville, TN 37207.

Said property is conveyed subject to easements of record, including easements as may now exist for the right-of-way of Dickerson Road, and to the lien of 1985 ad valorem taxes. But this conveyance includes all rights and privileges of the Grantors under that certain easement for sanitary sewers and/or storm drainage which appears of record in Book 4026, page 636, said Register's Office.

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

Charlotte Williams Allen, Hugh C. Howser and Rebecca Thomas, Trustees under the will of Jacob E. Markle, deceased, join herein and do hereby quitclaim and convey to the said Donald R. Shaw any and all right, title and interest in and to the said land which they, as such Trustees, may now own, possess or be vested with; but no further or otherwise.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantors, as Trustees and Conservators aforesaid, do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves and their respective successors to warrant and forever defend the title to the said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, but only as to such title passing to and through the Grantors as such Trustees and Conservators.

Witness our hands this 11TH day of June, 1985.

TRUSTEES UNDER THE WILL OF
JACOB E. MARKLE:

Charlotte Williams Allen
Charlotte Williams Allen

Hugh C. Howser
Hugh C. Howser

Rebecca Thomas
Rebecca Thomas

TRUSTEES UNDER THE WILL OF
MIGNON MARKLE:

Charlotte W. Allen
Charlotte W. Allen

Rebecca Thomas
Rebecca Thomas

CONSERVATORS OF
FEDORA REBECCA MARKLE:

Charlotte Williams Allen
Charlotte Williams Allen

Rebecca Thomas
Rebecca Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the property value or actual consideration for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me
this 20th day of June, 1985.

Notary Public

My commission expires 10-20-85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11TH day of June, 1985, before me personally appeared CHARLOTTE W. ALLEN AND REBECCA THOMAS, TRUSTEES UNDER THE WILL OF MIGNON MARKLE, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed as such Trustees. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires 1-19-86

Notary Public

BOOK 6592 PAGE 227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11TH day of June, 1985, before me personally appeared CHARLOTTE WILLIAMS ALLEN AND REBECCA THOMAS, CONSERVATORS OF FEDORA REBECCA MARKLE, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed as such Conservators. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires 1-19-86

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11TH day of June, 1985, before me personally appeared CHARLOTTE WILLIAMS ALLEN AND REBECCA THOMAS, TRUSTEES UNDER THE WILL OF JACOB E. MARKLE, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed as such Trustees. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires 1-19-86

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 1985, before me personally appeared HUGH C. HOWSER, TRUSTEE UNDER THE WILL OF JACOB E. MARKLE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed as such Trustee. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires 3 8 85

Notary Public

J. I. 6 2 4 8

IDENTIF. T REFERENCE

JUN 26 2 19 PM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6592 PAGE 228

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
			50000.00- CAMT.	
			130.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 139.50-	
			2182A06/26/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1: 6: 2 4: 8

IDENTIF. REFERENCE T

JUN 26 2 19 PM 185

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148517