BOOK 6593 PAGE 123

Map 72-5
Par 77 1a

OWNERS NAME AND ADDRESS:
SEND TAX BILLS TO:

CODY RICHARDSON

P.O. BOX 1091

HENDERSONVILLE, TN 37077

PREPARED BY
CHARLES H. BEATY
ATTORNEY AT LAW
668 NASHVILLE PIKE
P O. BOX 1249
GALLATIN, TENNESSEE 37066

W A R R A N T Y D E E D

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, I, PAUL P. SHAVER, single, have this day bargained and sold and by these presents do hereby transfer and convey unto CODY E. RICHARDSON, JR. and MELVIN C. SPAIN, JR., as tenants in common, their heirs and assigns, forever, the following described tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee, described as follows:

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 a portion of the property conveyed to Paul P. Shaver by deed from Cheryl Diane Tyler and Dorothy Ruth Colgate, of record in Book 6484, Page 213, Register's Office of Davidson County, Tennessee.

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 GRANTEES, their heirs and assigns, in fee simple, forever.

AND I DO COVENANT with the said GRANTEES that I am lawfully seized and possessed of said property, that I 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 1985 real estate taxes.

AND I DO FURTHER COVENANT and bind myself, my heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

85/07 01:30 CHECK

3598

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 13th day of June, 1985.

PAUL P. SHAVER

STATE OF LOUISIANA
COUNTY OF St Tammy

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, PAUL P. SHAVER, single, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Louisiana, this the 14th day of June, 1985.

NOTARY PUBLIC

My Commission Expires: life.

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 13,000.00.

AFFIANT

SUBSCRIBED and sworn to before me this the 13th day of June, 1985.

NOTARY PUBLIC

My Commission Expires: 3/3/87.

J.I.6.5.7.2

IDENTIF. REFERENCE

JUN 27 3 05 PM 1985

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN

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
			13000.00- CAMT.	
			33.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	40.30-
2598A	06/27/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 6 5 7 2

IDENTIF. REFERENCE

JUN 27 3 05 PM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148919