Please Mail Back To
DOAK & HOLLAND
2740-A Old Lebanon Road
Nashville, Tenn. 37214

WARRANTY DEED

BOOK 6605 PAGE 822

FROM JAMES KEITH SHELLY ET UX, TERESA D. SHELLY

ADDRESS NEW OWNER(S) AS FOLLOWS:	
Steven Donald Dunphy & Daniel Paul Dunphy, 188 Stewarts Ferry Pike, Nashville, TN 37214	
SEND TAX BILLS TO:	
SAME	
PREPARED BY: DOAK & HOLLAND, ATTORNEYS-2740-A OLD LEBANON RD., NASHVILLE TN 37214	MAP-PARCEL NOS: 109/add. 175

{STATE OF TENNESSEE COUNTY OF ..... DAVIDSON .....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~NONE~~ 50.00 Affiant James Keith Shelly

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF March, 1985

Karen Ann Mallett
NOTARY PUBLIC

My Commission Expires July 18, 1987
COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND and IN CONSIDERATION OF an exchange of real property being transferred simultaneously herewith

J 2 0 5 3 9

IDENTIF. REFERENCE T

JUL 19 9 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JAMES KEITH SHELLY ET UX, TERESA D. SHELLY

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

STEVEN DONALD DUNPHY AND DANIEL PAUL DUNPHY

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A TRACT of land in the 4th Civil District of Davidson County, Tennessee, located to the south of Stewarts Ferry Pike and being a small rectangular tract at the northwesterly corner of the real property conveyed to James Keith Shelly and wife, Teresa D. Shelly by deed of record in Book 5569, Page 420 and being more particularly described by a survey of John D. McCormick, dated the 21st of October, 1984, as follows:

SAID Tract of land begins at the northwesterly corner of the real property conveyed to James Keith Shelly and wife, Teresa D. Shelly, by deed from W. Harold Andrews and wife, Jewel J. Andrews of record in Book 5569, Page 420, Register's Office for Davidson County, TEnnessee; thence with the northerly line of said tract and the southerly line of the property conveyed to Steven Donald Dunphy and Daniel Paul Dunphy of record in Book 5667, Page 79, Register's Office for Davidson County, Tennessee, S 86° 15' E, 186. feet to a point in said common boundary; thence S 4° 15' W, 64. feet to a point; thence N 86° 15' E, 186. feet to a point on the westerly line of the property conveyed to James Keith Shelly and wife, Teresa D. Shelly by deed from W. Harold Andrews and wife, Jewel J. Andrews of record in Book 5569, Page 420, said Register's Office; thence with said westerly line of Shelly and the easterly line of the property conveyed to Baltz Brothers by deed of record in Book 4957, Page 957, N 4° 15' E, 64. feet to the point of beginning and containing .27 acres, more or less, and being part of the same real property conveyed to James Keith Shelly and wife, Teresa D. Shelly by deed from W. Harold Andrews and wife, Jewel J. Andrews of record in Book 5569, Page 420, Register's Office for Davidson County, Tennessee.

97/15 5.00 CASH

1674

#4-64-15759

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unimproved ( )
This is improved ( ) property, known as ..... (Number / Street / City / State / 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 grantee their heirs, successors and assigns, forever.

AND we do covenant with the said grantee that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except of record.

AND we do(es) further covenant and bind ourselves, and our heirs and representatives, to WARRANT and forever defend the title to the said land to the said grantee their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 4th day of March, 19 85

JAMES KEITH SHELLY: James Keith Shelly

TERESA D. SHELLY: Teresa D. Shelly

{STATE OF TENNESSEE ; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named James Keith Shelly and wife, Teresa D. Shelly

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville (City), Tennessee (State)

this 4th day of March 19 85.

7-18-87 (Comission Expires) Rose Ann Marbutt (Notary Public)

NOTARY PUBLIC DAVIDSON COUNTY TENN.

(AFFIX SEAL)

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires / Notary Public

(AFFIX SEAL)