File box 87/jcb

CBRMS# JH-76

This Instrument Prepared by

SAFECO TITLE INSURANCE CO.
P.O. BOX 724386
ATLANTA, GA. 30339

The preparer of this Deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of description.

WARRANTY DEED

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THIS INDENTURE, made this 5th day of May, A. D., 19 85, between

WILLIAM C. REMINGTON and wife, JANE P. REMINGTON

County, Tennessee, First Parties, and

CHARLES W. PORTER-SHIRLEY and wife, EDITH L. PORTER-SHIRLEY

County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of Ten & No/100 and other good and valuable considerations------Dollars ($---10.00--) to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit: Situated in District No. ~~Seven (7)~~ of Davidson County, Tennessee, as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 60 feet of Lot 18 and the northerly 80 feet of Lot 17 of Block E, in the HONEYWOOD SUBDIVISION of the Malone Estate, not of record, more particularly described as follows:

BEGINNING at a point in the east margin of Sunnyside Drive, 590 feet, more or less, south of the north margin of Malone Avenue, being the southwest corner of property heretofore conveyed to William Frank Cox and wife, by deed of record in Book 2043, page 474, Register's Office for said County; running thence in an easterly direction with Cox's south line, 284 feet, more or less, to a point in the east boundary line of Lot 18, Cox's southeast corner; thence in a southerly direction with the east boundary lines of Lot 18 and Lot 17, 140 feet to a point, being the northeast corner of a 20 foot strip conveyed to Victor H. Stramquist and wife, by deed recorded in Book 2083, page 228, said Register's Office; thence in a westerly direction with Stromquist's north line 284 feet to a point in the easterly margin of Sunnyside Drive, Stomquist's northwest corner; and thence in a northerly direction with the east margin of Sunnyside Drive, 140 feet, more or less, to the beginning.

Subject to easements, limitations or restrictions of record, if any.

BEING the same property conveyed to William C. Remington and wife, Jane P. Remington by deed from Hunter B. Short and wife, Jean M. Short of record in Book 5737, page 64, Register's Office for Davidson County, Tennessee.

3/06 293.00- CHECK

Return to: JCB
WILKINS & IVEY
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
P. O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

ADDRESS OF NEW OWNER &
Person or Agency Responsible
For Payment of Taxes

Name Charles W. Porter-Shirley
Address 408 Sunnyside Drive
Nashville, TN 37205

MA -11 PARCEL 45

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

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and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

.....(L. S.) William C. Remington (L. S.)
WILLIAM C. REMINGTON

.....(L. S.) Jane P. Remington (L. S.)
JANE P. REMINGTON

STATE OF TENNESSEE } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State WILLIAM C. REMINGTON and wife, JANE P. REMINGTON

_____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of May 1985

Myrla Tinnin
Notary Public

My Commission expires 1-7-89

MYRLA TINNIN
Notary Public in & for State of Texas
My Commission Expires 1-7-89

STATE OF _____ }
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____

_____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

2645
IDENTIFICATION REFERENCE
AUG 6 3 30 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 299,000.00 Affiant Frances Jackson

Subscribed and sworn to before me this 2nd day of August 19 85

Notary Public Christy Wilkins

COMMISSION EXPIRES: Nov 4 1987

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

295000.00- CAPT.
777.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 783.90-
4886A08/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2649:5

IDENTIFICATION REFERENCE

AUG 6 3 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160908