This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Dean G. Fulton
1910 Blue Lake Drive
Lakeland, Florida

Send Tax Bills to:
same

Map: 148
Parcel: 198
Field Book: 2DU 15018

BOOK 6627 PAGE 235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, HERBERT M. SHAYNE, TRUSTEE, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to DEAN G. FULTON and LOUISE DAE FULTON, (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Lot No. 1 of the Auto Mart Subdivision, as shown on the plan of record in Book 5210, page 64 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at a concrete monument in the southerly right-of-way line of Richards Road, said monument being at the northeast corner of the property conveyed to Auto Mart of Nashville, Tennessee, Inc. by deed from Charles R. Shacklett et al., of record in Book 5232, page 894, said Register's Office, and also being a corner with the Elmer L. Marshall Subdivision; thence, from said point of beginning, leaving the southerly margin of Richards Road, South 04° 01' 12" East 195.79 feet to a concrete monument in the line of the property now or formerly of Morton Tyree; thence South 85° 39' 58" West 99.50 feet to a point; thence North 04° 18' 41" East 208.57 feet to a point in the southerly line of Richards Road; thence, with said southerly line, South 85° 47' 17" East 70.0 feet to the point of beginning.
>
> Being part of the same property conveyed to Herbert M. Shayne, Trustee, by deed of record at Book 6067, page 701, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All items shown on the plat of record at Book 5210, page 64, Register's Office for Davidson County, Tennessee, as amended by instrument of record at Book 6622, page 833, said Register's Office.

2. 1985 real estate taxes which have been prorated and assumed by the Grantees.

This is unimproved property known as 946 Richards Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 1985.

Herbert M. Shayne, C

HERBERT M. SHAYNE, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6627 PAGE 236

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Herbert M. Shayne, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of August, 1985.

Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $67,500.00.

Thomas L. Fulton
Affiant

Subscribed and sworn to before me, this 9th day of August, 1985.

Notary Public

My Commission Expires: 1/10/89

RECEIVED
AUG 9 2 27 PM '85
FELIX Z. ANDREWS
REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2754 9

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6627 PAGE 237

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

67500.00- CAMT.
175.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 182.00-
6159A08/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.7.549

IDENTIFICATION REFERENCE

AUG 9 2 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162149