This instrument prepared by: Bailey, Freeman, attorneys, 333 Gallatin Road S.
Madison, Tennessee 37115

WARRANTY DEED

Atty.

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES E. SHAW ET UX	same	75-5
(NAME)	(NAME)	
4545 Old Hickory Blvd.		36
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Old Hickory, TN 37138		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 6709 PAGE 415

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00----------
Dollars,

cash in hand paid by the grantees hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

AVA LOUISE ALLEN, single

have this day bargained and sold, and do hereby transfer and convey unto the said

JAMES E. SHAW AND WIFE, SERETA R. SHAW

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Beginning at a point in the center of the roadway known as the Confederate Soldiers Home Road and which is the northwest corner of the property conveyed to Selene Allen by Richard Peterson by deed of record in Book 1104, page 368, R.O.D.C. Tennessee, and running southerly along the west boundary line of said property for a distance of 74 feet along a line parallel to the north boundary line of said property; thence northerly 200 feet along a line parallel to the westerly boundary of said property to the center of said roadway; thence beginning.

Being the same property conveyed to Ava Louise Allen by deed from Ellariz Louise Allen of record in Book 5826, page 947, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE 15293

Nov 14 1 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 28000.00

Subscribed and sworn to before me, this the 4th day of November 1985.

Affiant

My commission expires: 1/10/89
(Affix Seal)

Notary Public

This is unimproved ( ) improved (✓) property, known as 4545 Old Hickory Blvd, Old Hickory, TN 37138
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

JAMES E. SHAW AND WIFE, SERETA R. SHAW,

their *(successors),*

heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES E. SHAW AND WIFE, SERETA R. SHAW, their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 4th *day of* November, 1985, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ava Louise Allen
AVA LOUISE ALLEN

11/14 85,33-

5707

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ...the undersigned...., *a Notary Public in and for said County and State,* ....Ava Louise Allen.....

.....(or proved to me on the basis of satisfactory evidence), *the within named bargainor....., with whom I am personally acquainted/and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Old Hickory, *Tennessee, this* 4th *day of* November, *19*85

Virginia Langford *Notary Public*

Commission expires 1/10/89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *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* ....., ...of the....., *the within named bargainor, a corporation, and that* ....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* ....day *of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

Ava Louise Allen

TO

James E. Shaw et ux

G50304

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6709 PAGE 417

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

29800.00- CAPITAL
77.48 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 33.98-
6707A11/14/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52993

IDENTIFICATION REFERENCE

Nov 14 1 48 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191913