FILE BOX 30

BOOK 6730 PAGE 567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 81400.00

Subscribed and sworn to before me, this the 21 day of November 19 85

My commission expires: [illegible]
(Affix Seal)

Affiant

Notary Public

# WARRANTY DEED

| THIS INSTRUMENT WAS PREPARED BY<br>SOUTHEAST TITLE of Tennessee, Inc.<br>Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219 | |
|---|---|
| ADDRESS OF NEW OWNER:<br>Thurman G. Shoptaw<br>1620 Rachels Retreat Court<br>STREET ADDRESS<br>Hermitage, Tennessee 37076<br>CITY STATE ZIP | SEND TAX BILLS TO:<br>Third National Mortgage Company<br>P.O. Box 2628<br>STREET ADDRESS<br>Nashville, Tennessee 37219<br>CITY STATE ZIP |
| MAP & PARCEL NO 086-04-0020.00 04D00225 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Randall Phillips Builders, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Thurman G. Shoptaw and wife, Josephine M. Shoptaw

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot No. 171 on the Plan of Rachel's Retreat - Phase I, of record in Plat Book 5200 at page 516, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed recorded in Book 5584 at page 274, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

53491

IDENTIFI REFERENCE

Dec 9 1 43 PM '85

FELIX A. ANDERSON, JR. REGISTER
DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 1620 Rachels Retreat Court, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21 day of November, 19 85

Randall Phillips Builders Inc.

State of Tennessee
County of _____

BOOK 6730 PAGE 563

On this_____day of_____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this_____day of_____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

# WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE,TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Tim Ferguson, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, acknowledged himself to be the Vice President of Randall Phillips Builders, Inc., the within named bargainor, a corporation, and that he as such being authorized to do so, executed the foregoing instrument for the purpose therein contained.

.....
Brent A. Campbell

Commission expires January 19 ,1986

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____ BOOK 6730 PAGE 569

FOR _____

| | | |
|---|---|---|
| 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 $ |
|---|---|---|---|---|
| | | | 0140.10- CO TX<br>81.65 CO TAX<br>.50 PRFEE<br>5.00 MISC<br>CHECK 213.15- | |

439|A|2/09/85 CHL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5946 I.

IDENTIFICATION REFERENCE

Dec 9 1 43 PM

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 199420