This instrument was prepared by:
Joe Chatman, 1702 Kassia St.
Nashville, Tn. 37207

# WARRANTY DEED

BOOK 6753 PAGE 426

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Mr. James R. Shrum | Same | 71-9 |
| (NAME:) P. O. Box 8044 | (NAME) | Parcel #88 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37207 | (STREET ADDRESS) | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* ($10.00)
Ten and No/100---------- *Dollars,*

Joe B. Webb and
Cash in hand paid by James R. Shrum and other good and valuable considerations the receipt of which is hereby acknowledged, and subject to note as of record in Book 6114, Page 403, Register's Office for Davidson County, Tennessee.

I, Joe Chatman d/b/a Chatman Construction Company

*have this day bargained and sold, and do hereby transfer and convey unto the said*
James R. Shrum and Joe B. Webb
their *(successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 196 and 197 of Scruggs Subdivision of Brooklyn Heights as of record in Book 332, Page 140, Register's Office for said County.

Said Lots Nos. 196 and 197 front together 90 feet on the westerly side of Kassia Street and run back westerly 140 feet to an alley and measure 59 feet on said alley. Said Lots being improved by a 12' x 52' Mobile Home which has been permanently erected on the land and remains a part of the premises.

Being the same property conveyed to Joe Chatman d/b/a Chatman Construction Company by deed from James R. Shrum and wife, Vara S. Shrum as of record in Book 6276, Page 316, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 3,774.97

Subscribed and sworn to before me, this the 8th day of February 19 85

My commission expires: 4/17/88 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved ( ) property, known as 1702 Kassia Street, (House Number) (Street) Nashville, Tn. 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 R. Shrum and Joe B. Webb
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 R. Shrum and Joe B. Webb, their
*(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 8th *day of* February, 1985., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph Chatman

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Margie DeMoss, *a Notary Public in and for said County and State,* Joe Chatman d/b/a Chatman Construction Company, *the within named bargainor, with whom I am personally acquainted, and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, Tennessee, *this* 8th *day of* February, *19* 85.

Margie DeMoss, *Notary Public*

*Commission expires* 4/17/88

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
Joe Chatman d/b/a
Chatman Construction Company
TO
James R. Shrum

Compliments of

**Guaranty Title**

Office of
**Chicago Title Insurance Company**
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JAN 2 10 40 AM '86

IDENTIFICATION REFERENCE

95604

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

RECEIVED OF _____

FOR _____

BOOK 6753 PAGE 428

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 3774.97- CA.IT. | |
| | | | 9.00 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 MISC D | |
| | | | CHECK | 16.39- |
| 1997A01/02/86 BAL | | | | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

65604

IDENTIFT REFERENCE

JAN 2 10 40 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 206850