BOOK 6825 PAGE 398

# WARRANTY DEED

Mail

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ruth Shacklett Epperly (NAME) | Same (NAME) | 72-10 pg 169 |
| 1410 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* TEN AND 00/100 *Dollars,*

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

we, James Clyde Shacklett, Jr. and Comer D. Shacklett

*have this day bargained and sold, and do hereby transfer and convey unto the said* Ruth Shacklett Epperly

*the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

their two-thirds (2/3) undivided interest in a certain tract or parcel of land.

Being the easterly 40 feet of Lot No. 29 and the westerly 40 feet of Lot No. 30 on the Map of Burchwood, as of record in Book 547, page 183, Register's Office for said County, described as follows:

Said parts of Lots Nos. 29 and 30 front together 80 feet on the northerly side of Burchwood Avenue and run back between parallel lines 139 feet to a dead line.

BEING the same property conveyed to J. C. Shacklett and R. Loyd Scobey by deed of record in Book 1306, page 384, Register's Office for Davidson County, Tennessee; the said R. Loyd Scobey having conveyed his one-half interest to J. C. Shacklett by deed of record in Book 1468, page 403, said Register's Office; the said J. C. Shacklett having predeceased his wife and by Will of record in Will Book 130, page 569, devised said property to his wife, Loula D. Shacklett. Loula D. Shacklett died on or about 1/12/80 and by Will of record in Will Book 130, page 566, probated March 1980 in Davidson County, Tennessee devised said property to her three children, Comer D. Shacklett, James Clyde Shacklett, Jr. and Ruth Shacklett Epperly.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,666.66

Subscribed and sworn to before me, this the 9th day of April 19 86

Affiant Wayne Epperly

~~My commission expires:~~ (Affix Seal)

~~Notary Public~~ B. Edwards-Dep. Reg.

This is unimproved (X) improved ( ) property, known as 1019 Burchwood Avenue, (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 thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

*We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.*

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

*Witness our hands this* 15th *day of* February, *19* 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIS INSTRUMENT PREPARED BY: JAMES E. KIRBY, CANTRELL AND KIRBY, ATTORNEYS SUITE 600 - 1719 WEST END AVENUE, NASHVILLE, TENNESSEE 37203

Comer D. Shacklett

James C. Shacklett Jr.

Juanita P. Shacklett

Marguerite B. Shacklett

STATE OF GEORGIA
COUNTY OF Cobb

*Personally appeared before me,* Jean D. Maynard, *a Notary Public in and for said County and State,* James Clyde Shacklett, Jr. and Marguerite Shacklett

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Cobb County, Georgia *this* 25th *day of* February, *19*86.

Jean D. Maynard *Notary Public*

*Commission expires* Notary Public, Georgia, State at Large
My Commission Expires May 6, 1989

STATE OF NEW JERSEY
COUNTY OF Union

*Personally appeared before me,* , *a Notary Public in and for said County and State,* Comer D. Shacklett and Juanita Shacklett

*the within named bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Westfield, Union Co. New Jersey *this* 15th *day of* February, *19*86.

JEANNE G. MONAGHAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 1, 1989

Jeanne G. Monaghan *Notary Public*

**WARRANTY DEED**

FROM

JAMES CLYDE SHACKLETT, JR. ET AL

TO

RUTH SHACKLETT EPPERLY

90158.

IDENTIFICATION REFERENCE

APR 9 3 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
**Madison Title Company**
320 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 _____

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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 |
|---|---|---|---|---|
| | | | 2666.66- CAMT. | |
| | | | 7.02 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 13.52- |
| | | | 147 PA04/09/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90158

IDENTIFICATION REFERENCE

APR 9 3 33 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 235600