THIS INSTRUMENT PREPARED BY:
J. TRAVIS PRICE, ATTY.
121 5TH AVE. N.
SPRINGFIELD, TENN. 37172

WARRANTY DEED

THIS DEED OF CONVEYANCE executed and delivered on this 24th day of April, 1986 by and between WILLIAM C. SHADRAKE, hereinafter called the Grantor, and FRANCES H. McCOOL, hereinafter called the Grantee;

WITNESSETH: BOOK 6839 PAGE 112

That for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations paid and to be paid as hereinafter set out, I, the said Grantor have this day bargained and sold and do by these presents hereby sell, transfer and convey unto the said Grantee, her heirs and assigns, my undivided one half (½) interest in and to a certain lot or parcel of land lying and being in the 6th. Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 20 in the Plan of Hickory Bend, Section 3, of record in Plan Book 3600, Page 42, Register's Office for Davidson County, Tennessee. Said Lot No. 20 fronts 80 feet on the Northwesterly margin of Boulder Park Drive and extends back 192 feet, more or less on the Northeasterly line and 180 feet, more or less on the Southwesterly line to the center of McCrory Creek, measuring 80 feet, more or less. Being the same property conveyed to William C. Shadrake and Frances H. McCool by deed from Fred W. Parker, et ux Frances C. Parker, of record in Book 6088, Page 938, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land together with all appurtenances and immunities thereto pertaining and belonging unto the said Grantee her heirs and assigns forever.

I do covenant with the Grantee, her heirs and assigns that I am lawfully seized and possessed of said interest in land in fee simple, that I have a good and perfect right to make this conveyance and said land is unincumbed except as hereinafter shown.

I do further covenant and bind myself, my heirs and personal representatives to forever warrant and forever defend the title to the premises to the Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Of the consideration, aforesaid, the Grantee assumes and agrees to pay, in its entirety, the unpaid balance on a certain note, secured by a Deed of Trust, dated December 7, 1973, and recorded in Trust Deed Book 4770, at Page 642, Register's Office, Davidson County, Tennessee, and to hold the Grantor herein harmless therefor.

Witness My Hand this 24th day of April, 1986 at Springfield, Robertson County, Tennessee.

William C. Shadrake

State of Tennessee

THIS INSTRUMENT PREPARED BY:
J. TRAVIS PRICE, ATTY.
121 5TH AVE. N.
SPRINGFIELD, TENN. 37172

County of Robertson

Personally appeared before me the Undersigned, a Notary Public in and for said County and State the within named WILLIAM C. SHADRAKE, the Bargainor with whom I am personally acquainted and who acknowledged that he executed the within Deed Instrument for the purposes therein contained.

Witness My Hand and Official Seal at Springfield, Robertson County, Tennessee, this 24th day of April, 1986.

Charles Watts

NOTARY PUBLIC

My Commission expires: 2/1/87

BOOK 6839 PAGE 113

Property address 3116 Dandee Park dr.

REAL PROPERTY TAXES WILL BE PAID

By American Trust Savings Bank
NAME

PO Box 0977
Springfield, Tn 37172
ADDRESS

STATE OF TENNESSEE, ROBERTSON COUNTY

I, or we hereby swear or affirm that the actual consideration for or value of the property transferred, whichever is greater is $ 25000.00 which is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Frances H. McCook

Subscribed and sworn to before me this the 24th day of April 1986

Charles Watts

IDENTIFICATION REFERENCE

95001

APR 25 2 41 PM '86

FELIX Z. WINSTON, JR. REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6839 PAGE 114

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

25000.00- CAMT
65.00 CSTAX
.50 PRFE
6.00 WDEED
CHECK 71.50-
7196A04/25/86 BAL .00

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

95001

IDENTIFICATION REFERENCE

APR 25 2 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No. 241189**