Ballew-Freeman Attys.
P. O. Box 1368
Madison, TN 37116

WARRANTY DEED

BOOK 7045 PAGE 872

ADDRESS NEW OWNER(S) AS FOLLOWS:	Mortgagee:	MAP PARCEL NUMBERS
John David Allen et ux	Ruby Yates Shumate	
(NAME) 118 Hail Cove	(NAME)	MAP 60-12
(STREET ADDRESS OR ROUTE NUMBER) Nash TN 37207	(STREET ADDRESS)	PARCEL 122
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, receipt of which is hereby acknowledged,

Ruby Yates Shumate, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said John David Allen, and wife, Lynn F. Allen

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

Being a part of the north part of Lot No. 10 on a Map showing the ReSubdivision of a 26.25 acre tract composed of Lots Nos. 5 to 12, both inclusive and Lots A and B and certain streets and alleys not opened and never used, as shown on the Map of the W. H. Dodd's Subdivision as per plan in Book 843, page 99, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of a 25 foot unnamed roadway 300 feet west of the easterly line of said Lot No. 10, as measured along the south margin of said roadway and being the northeast corner of the property conveyed to William B. Lewis by deed of record in Book 1055, page 271, said Register's Office; thence south 4 degrees 45' west, 300 feet to a point, the southeast corner of said Lewis Property, and being the common northerly corner of Lots Nos. 96 and 97 on the Map of Capital View Subdivision, of record in Book 974, pages 52 and 53, said Register's Office; thence along the north line of said Lot No. 96 South 83 degrees, east 75 feet to a point, 225 feet west of the easterly line of said Lot No. 10; thence north 4 degrees 45' east 300 feet to a point in the south margin of said 25 foot unnamed roadway; thence north 83 degrees west 75 feet to the point of beginning.

Being the same property conveyed to Ruby Yates Shumate, a widow, by deed (See "EXHIBIT A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 17,000.00

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

Affiant

My commission expires: 3-8-89

(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street) _____ P.O. Address: _____ (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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 19th day of November, 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.

Ruby Yates Shumate

Ruby Yates Shumate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Ruby Yates Shumate, *the within named bargainor*, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *Tennessee, this* 19 *day of* Nov, 1986.

Commission expires 3-8-89

Notary Public

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 (or proved to me on the basis of satisfactory evidence), 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 _____

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
NOV 20 | 23 PM '86

IDENTIFICATION REFERENCE

65394

EXHIBIT A

from John C. Shumate, Jr. to create an estate by the entireties of record in Book 3673, page 403, Register's Office for Davidson County, Tennessee, the said John C. Shumate, Jr. having since died.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 7045 PAGE 874

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

170 [illegible] CASH
47.60 STAX
.50 [illegible]
6.00 MISC
CASH 54.10
0428A1 11/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65394

IDENTIFICATION REFERENCE

Nov 20 1 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14330