| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBER |
|---|---|---|
| Ralph S. Walters | (Same) | To Be Assigned - |
| (NAME) | (NAME) | |
| 559o Tucker Road | | Part of 25-2-20 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Ooltewah, TN 37063 | | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

BOOK 7054 PAGE 163

# WARRANTY DEED

**For and in consideration of the sum of** Ten and 00/100 ($10.00) **DOLLARS**

cash in hand paid and other good and valuable considerations accepted as cash, which is hereby acknowledged,

We, Arrendal Lamar Shipman and wife, Martha S. Shipman

**have bargained and sold, and by these presents do transfer and convey unto the said** Ralph S. Walters and wife, M. LaVerne Walters

**the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in** Davidson **County, State of Tennessee, described as follows:**

See Attachment A

67910

IDENTIFICATION REFERENCE

DEC 1 12 27 PM '86

REGISTER DAVIDSON COUNTY, TN

**unimproved (X)**
**This is improved ( ) property, known as** West Side Moncrief Avenue, South Side of Old Brick Church Pike
(House Number) (Street)
Goodlettsville, TN 37072
(P. O. Address) (City or Town) (Zip Code)

**To have and to hold the said tract or parcel of land, with the appurtenances, 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.**

**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** 24th **day of** November **, 19** 86 **.**

Arrendal Lamar Shipman Martha S. Shipman

Arrendal Lamar Shipman Martha S. Shipman

BOOK 7054 PAGE 104

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~Arrendal Lamar~~ Jeffrey W. Combs, a Notary Public in and for said County and State, the within named ARRENDAL LAMAR SHIPMAN AND WIFE MARTHA S. SHIPMAN

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of November, 1986.

My commission expires 1-21-90 Notary Public Jeffrey W. Combs

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____ executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 15,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Ralph S. Walter

Sworn to and subscribed before me
this 24th day of November, 19 86.

My commission expires 1-21-90 Notary Public Jeffrey W. Combs

This instrument was prepared by:

Combos & Lawless, P.C. 1404 American Trust Building, Nashville, TN 37201
Name Address

WARRANTY DEED

FROM

Arrendal Lamar Shipman

Martha S. Shipman

TO

Ralph S. Walter

Combos & Lawless, P.C.
American Trust Building
Suite 1404
1 Union Street
Nashville, TN 37201

ATTACHMENT A

BOOK 7054 PAGE 105

Being a parcel of land in Davidson County, Tennessee located between the northwesterly and the southeasterly legs of Moncrief Avenue in Goodlettsville, Tn, and more particularly described as follows:

Beginning, at a conrete monument located in the northwesterly margin of Moncrief Avenue, and being the southeasterly corner of lot 45 of the Moncrief Subdivision, not of record.

1. Thence leaving said margin and continuing with the line of Stealey and the line of Isabell N 60° 30' 00" W - 682.88 feet to a concrete monument located in the southeasterly margin of Moncrief Avenue,

2. thence with said margin N 05° 22' 00" E, passing a concrete monument at 56.47 feet, a total of 93.03 feet to a concrete monument,

3. thence continuing with said margin thru a curve to the right (said curve having a radius of 270.00 feet, a delta of 03° 27' 08", a chord bearing of N 07° 05' 26" F and chord length of 16.27 feet ) a distance of 16.27 feet to an iron pin, being the southwesterly corner to the remaining lands of A. L. Shipman,

4. leaving the margin of Moncrief Avenue and continuing with the line common to lot 44 of Moncrief Subdivision S 60° 30' 00" F - 723.89 feet to an iron pin located in the northwesterly margin of Moncrief Avenue, being the southeasterly corner to the remaining lands of A. L. Shipman,

5. thence with said margin thru a curve to the left (said curve having a radius of 597.96 feet, a delta of 09° 35' 27", a chord bearing of S 27° 39' 19" W and a chord distance of 99.98 feet) a distance of 100.09 feet to contrete monument being the BEGINNING and containing 1.61 acres more or less.

Being a portion of a parcel of land to A.L. Shipman as evidenced in Deed Book 2452, page 611, Register's Office of Davidson County, Tennessee and containing a 100 foot T.V.A. easement on the westerly portion as evidenced in Deed Book 2023, page 227, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7054 PAGE 106

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

15[illegible].10- CAMT.
43.[illegible] CSTAX
.50 [illegible]
9.00 [illegible]
CHECK 55.90-
12/8/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67910

IDENTIFICATION REFERENCE

DEC 1 12 27 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17092