BOOK 7063 PAGE 349

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,952.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 19 86

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Shadwick	The Kissell Company	136-13
(NAME)	(NAME)	
3006 Goodwin Drive	30 Warder Street	138
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37217	Springfield, Ohio 45501	2D-42197
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Benjamin R. Shadwick and wife, Debbie R. Shadwick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas L. Shadwick and wife, Denise N. Shadwick

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

Land in Davidson County, Tennessee, being Lot No. 14A, on the Plan of Edge-O-Lake Estates, Section 20A, as of record in Book 5800, page 198, Register's Office for Davidson County, Tennessee, the said Lot 14A being the easterly part of Lot 14 of said Subdivision being more particularly described as follows:

BEGINNING at a point in the southerly boundary of Goodwin Drive, and said point being the northeasterly corner of said tract; thence, a south 34 deg. 25 min. 42 sec. east 132.79 feet to a point; thence, north 88 deg. 56 min. 19 sec. west 37.17 feet to a point; thence south 1 deg. 11 min. 19 sec. east 50 feet to a point; thence, north 21 deg. 11 min. west 89.72 feet to a point; thence, north 29 deg. 17 min. 56 sec. west 66.50 feet, more or less, to a point on the southerly boundary of Goodwin Drive; thence following said southerly boundary in an easterly direction 31.16 feet to the point of beginning.

Being the same property conveyed to Benjamin R. Shadwick and wife, Debbie R. Shadwick by deed from Donald Golden and Jerry Wells and Bush Road Properties of record in Book 6063, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 5460, page 269 and Book 5496, page 697 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Benjamin R. Shadwick and wife, Debbie R. Shadwick, to The Kissell Company, dated 5/19/83, with a

This is unimproved ( ) improved (XX) property, known as 3006 Goodwin Drive, Nashville, TN. 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand(s) this 5th day of December, 19 86

Benjamin R. Shadwick

Debbie R. Shadwick

BOOK 7063 PAGE 350

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin R. Shadwick and wife, Debbie R. Shadwick

the bargainor S, 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 Nashville, Tennessee, this 5th day of December, 86

Commission expires 7-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____

My commission expires _____

Notary Public

70946

IDENTIFICATION REFERENCE

DEC 9 8 15 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Benjamin R. Shadwick and wife, Debbie R. Shadwick

TO
Thomas L. Shadwick and wife, Denise N. Shadwick

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY-AT-LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

3 X 08 FEE

CONTINUATION PAGE FOR WARRANTY DEED

present unpaid balance of approximately $35,452.51, of record in Book 6063, page 304, which the Grantees herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

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

RECEIVED OF _____

FOR _____

BOOK 7063 PAGE 351

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

38952.51- CAMT.
109.20 CSTAX
.50 PRFE
6.00 MOST
CHECK 115.70-
477041 12/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70946

IDENTIFICATION REFERENCE

DEC 9 8 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20548