VIII-E/SA25

BOOK 7110 PAGE 520

This instrument prepared by: JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
Earl C. Shacklett et ux	- SAME -	15W-05630
308 Elberta Street		Map 105-7
Nashville TN 37211		Par. 419

For and in consideration of the sum of TWENTY SIX THOUSAND FIVE HUNDRED and no/100 --- ($ 26,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, VIRGINIA COURSEY, an unmarried person, hereinafter referred to as the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto EARL C. SHACKLETT and wife, HELEN B. SHACKLETT, hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plat of the Coursey Subdivision of record in Book 5190, page 517, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 2 fronts 56 feet on the westerly margin of 4th Avenue, South, and runs back 158.89 feet on the southerly side lot line and 124.04 feet on the northerly side lot line to a line on the rear on which it measures 57 feet thereon.
>
> Being the same property conveyed to Virginia Coursey, a widow and single person, by Quitclaim Deed from Mildred King Lawrence, a widow and single person, of record in Book 5741, page 175, Register's Office for Davidson County, Tennessee.
>
> This improved ( ) unimproved (X) property, known as 1405-Fourth Avenue, South, Nashville TN 37210 .

TO HAVE AND TO HOLD 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 Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out;

84901

IDENTIFICATION REFERENCE

JAN 16 3 26 PM '87

FELIX Z. HASLAM, REGISTER
DAVIDSON COUNTY, TN

and she does further covenant and bind herself/her heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my hand this 15 day of January 1987.

Virginia A Coursey
VIRGINIA COURSEY

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 VIRGINIA COURSEY, an unmarried person, 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 Nashville, Tennessee, this 15 day of January 1987.

Notary Public

My commission expires July 9, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 26,500.00

Earl C. Shacklett Affiant

Subscribed and sworn to before me this 15 day of January 1987.

Notary Public

My commission expires: July 9, 1989

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
Nashville TN 37201

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

2050.00 CAMT.
74.00 CSTAX
.50 PRFEE
6.00 MRTGR
NETTX 30.75
0472.01/1767 DNL .75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84901.

IDENTIFICATION REFERENCE

JAN 16 3 26 PM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36066