THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

Mail

RE-RECORD BOOK 7122 PAGE 88

BOOK 7048 PAGE 166

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
RICHARD W. SHAFFER et ux, 104 WEST RIDGE DRIVE NASHVILLE, TENNESSEE 37075	AMSOUTH MORTGAGE COMPANY, INC. P. O. BOX 847 BIRMINGHAM, ALA. 35201	MAP 071-07 PARCEL 251 12DZ-96622

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book _____, page _____, Register's Office for Davidson County, BILLY F. STILL ET UX, JUNE J. STILL hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents does hereby transfer and convey unto the said RICHARD W. SHAFFER ET UX, MARCIA D. SHAFFER, hereinafter referred to as " GRANTEE(S) ", their heirs and assigns, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 215 A & B Prince Avenue, Nashville, Tennessee.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 13th day of Nov., 1986.

6618 5

IDENTIFICATION REFERENCE

Nov 24 9 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

11/24 177.42- CHECK

9320

X Billy F. Still
BILLY F. STILL

June J. Still
JUNE J. STILL

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BOOK 7048 PAGE 167

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 58,949.11 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X Richard W. Shaffer, Jr.
AFFIANT

Subscribed and sworn to before me this the 13th day of November, 1986.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named BILLY F. STILL ET UX, JUNE J. STILL, the Bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 13th day of November, 1986.

Deana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

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" EXHIBIT A " BOOK 7048 PAGE 168

Being Lot No. 3 on the Plan of the ReSubdivision of Lots Nos. 72 and 43, J. B. Haynies Oriental Subdivision of record in Book 6250, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Billy F. Still et ux, June J. Still by deed of record in Book 6433, page 874 and Book 6491, page 444, Register's Office for said County.

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" EXHIBIT B "

BOOK 7048 PAGE 169

This conveyance is subject to the J. B. Haynies Oriental Subdivision of record in Book 6250, page 20, said Register's Office and taxes for the year 1986.

RE-RECORD
88602
IDENTIFICATION REFERENCE
JAN 30 9 16 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN