mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 7249 PAGE 753

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Arrendal Lamar Shipman, etux 516 Elba Dr. Goodlettsville, Tn. 37072	SAME AS NEW OWNERS	Map 18-3 Par. 37 GO-12039

MORTGAGEE: BANK OF GOODLETTSVILLE
100 Main St.
Goodlettsville, Tn. 37072

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, MARTHA SMITH SHIPMAN and husband, ARRENDAL LAMAR SHIPMAN and MARY FAY SMITH WILLS and husband, JAMES D. WILLS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said ARRENDAL LAMAR SHIPMAN and wife, MARTHA SMITH SHIPMAN, hereinafter referred to as 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. 73 of Connell Estates, Section 3, plat of which is of record in Plat Book 3600, page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Martha Smith Shipman and Mary Fay Smith Wills, as joint tenants with right of survivorship, by deed of record in Book 5399, page 195, Register's Office, Davidson County, Tennessee.

Arrendal Lamar Shipman joins in this conveyance to convey all right, title or interest in and to the said property, marital or otherwise.

James D. Wills joins in this conveyance to convey all right, title or interest in and to the said property, marital or otherwise.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State, County and City of

Goodlettsville taxes, a lien, prorated between the parties and assumed in full by the Grantees, (2) Restrictions of record in Book 3672, page 251, said Register's Office, (3) The Plan of record in Book 3600, page 31, and (4) Easement for sanitary sewers granted City of Goodlettsville, of record in Book 4805, page 977, said Register's Office.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 26th day of May, 1987.

Martha Smith Shipman
MARTHA SMITH SHIPMAN

Mary Fay Smith Wills
MARY FAY SMITH WILLS

Arrendal Lamar Shipman
ARRENDAL LAMAR SHIPMAN

James D. Wills
JAMES D. WILLS

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 MARTHA SMITH SHIPMAN and husband, ARRENDAL LAMAR SHIPMAN and MARY FAY SMITH WILLS and husband, JAMES D. WILLS, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 26th day of May, 1987.

Diane M Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,230.50.

Martha Smith Shipman
Affiant

Sworn to and subscribed before me, this the 26th day of May, 1987.

Diane M Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

IDENTIFICATION REFERENCE

30157

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

RECEIVED OF _____

FOR _____

BOOK 7249 PAGE 755

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			362[illegible].50-	CANT.
			101.36	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	107.86-
			2076A05/28/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30157

IDENTIFICATION REFERENCE

MAY 28 3 45 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 86523