Box 36

S INSTRUMENT PREPARED BY:
B. Herbert
e, Kelley, Herbert & Crawford
Floor, Nashville

# WARRANTY DEED

BOOK 7347 PAGE 226

| MAP - PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 091-07-197 | George V. Stephens | GMAC Mortgage Corporation<br>P. O. Box 780<br>Waterloo, Iowa 50704 |
| FIELD BOOK NUMBER (S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. 327799 |
| | 5208 Kentucky Avenue | PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED |

**EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE**

**For and in consideration of the sum of** TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

ROBERT C. SHAW and wife, OLA B. SHAW

**hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto** GEORGE V. STEPHENS and wife, EDYTH G. STEPHENS

**hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County,** _____ **State of Tennessee, described as follows:**

Being Lots 1117 and 1119 of Block No. 172, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75.

Said lots adjoin and front together 50 feet on the northerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert C. Shaw and wife, Ola B. Shaw, by deed from Roy D. Cook and wife, Dorothy Marine Cook, as of record in Book 3157, page 340.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.**

**And the Grantor Covenants with the Grantee, that he is lawfully siezed and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered,** Except 1987 taxes which have been prorated and assumed by Grantees.

**The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successorsand assigns against the lawful claims of all persons.**

**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.**

**In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the** 4th **day of** September **, 19** 87

Robert C. Shaw
Robert C. Shaw

Ola B. Shaw
Ola B. Shaw

BOOK 7347 PAGE 227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Robert C. Shaw and wife, Ola B. Shaw

the bargainor(s), 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, the 4th day of September, 1987.

My commission expires: 3-11-90

Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

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

Witness my hand and official seal at _____, this, the _____ day of _____, 19_____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

George V. Stephens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 19 87

COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL)

Notary Public

**WARRANTY DEED**

FROM
ROBERT C. SHAW AND WIFE

TO
GEROGE V. STEPHENS AND WIFE

63367

IDENTIFICATION REFERENCE

SEP 8 3 19 PM '87

TELLA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return To: Box 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for 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 _____, a corporation, the bargainor, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19_____.

My commission expires:

Notary Public

# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7347 PAGE 228

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

35000.00- CONT.
98.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 104.50-
0428A09/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 3 3 6 7

IDENTIFICATION REFERENCE

SEP 8 3 19 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 14156