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

Mail

WARRANTY DEED BOOK 7423 PAGE 96

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Joseph H. Simon 200 Fannin Dr. Goodlettsville, Tn.	SAME AS NEW OWNER	Map 12 Par. 129 10D-51548

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, J. HAROLD SHANKLE and wife, BOBBIE SHANKLE, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH S. SIMON, hereinafter referred to as the "GRANTEE", his heirs and assigns , a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 18, now known as Tract 18-A on a survey dated May 13, 1986, by Richard C. Kessinger, Surveyor, Number 1038, Job Number 83-113, and more specifically described as follows:
BEGINNING at an iron pin marking the intersection of the west margin of Old Dickerson Pike and the south margin of Baker Road, the northeast corner of this tract and continuing as follows: S 34 deg. 11' 58" E, 326.95 fet to a point in the west margin of Old Dickerson Pike; thence with a new line, S 57 deg. 31' 16" W, 427.22 feet to a point; thence continuing with a new line, N 5 deg. 51' 38" W, 385.02 feet to an iron pin in the south margin of Baker Road; thence with a curve to the left having a radius of 311.50 feet, an arc distance of 82.60 feet, a chord bearing of, N 68 deg. 01' 58" E, 82.36 feet to a point in the south margin of Baker Road; thence N 58 deg. 21' 14" E, 163.93 feet to the point of beginning, containing 2.58 acres, more or less.
Being the same property conveyed to J. Harold Shankle and wife, Bobbie Shankle, by deed from Annie Mai Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman, of record in Book 6882, page 174, Register's Office, Davidson County, Tennessee.

By his signature hereto, the Grantee understands that the property hereinabove described is located in an area designated as a "Special Flood Hazard Area" and agrees to accept the property in an "as is" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, his 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 taxes, prorated between parties and paid in full, (2) Easement for right of way for public road granted Davidson County in Book 1634, page 623, said Register's Office, if applicable, (3) Easement for right of way granted Southern Bell Telephone & Telegraph Co. in Book 1118, page 463, if applicable, (4) Letter from Metropolitan Government of Nashville & Davidson County in Book 4797, page 445, if applicable, and (5) Restrictions of record in Book 6882, page 174, 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 4th day of December, 1987.

J. HAROLD SHANKLE, Grantor

JOSEPH S. SIMON, Grantee

BOBBIE SHANKLE, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. HAROLD SHANKLE and wife, BOBBIE SHANKLE, 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 this the 4th day of December, 1987.

NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7423 PAGE 98

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH S. SIMON, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 4th day of December, 1987.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-2-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $23,500.00.

Affiant

Sworn to and subscribed before me, this the 4th day of December, 1987.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-9-88

89425

IDENTIFICATION REFERENCE

Dec 10 10 30 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7423 PAGE 99

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			23500.00-	CAMT.
			65.80	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	75.30-
0685A	12/10/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8942 5

IDENTIFICATION REFERENCE

DEC 10 10 30 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43692