THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

BOOK 7425 PAGE 862

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Bernice O. Shaw 925 Clayton Avenue Nashville, TN 37204	Same	Map 118-5 Parcel 136

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, WILLIAM D. SHAW, UNMARRIED, does hereby transfer and convey unto BERNICE O. SHAW, her heirs and assigns all of the Grantor's undivided one-half (1/2) interest in the herein described tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee in the Seventh (7th) Civil District, and described as being the easterly 80 feet of the northerly 160 feet of Lot No. 37 on the unrecorded Map showing the Subdivision of the Vaulx Lands, not of record, and described according to an unregistered copy of a survey thereof, made February 3, 1950, by James A. Hamilton, Jr., Surveyor, as follows:
>
> SAID part of said lot fronts 80 feet on the south side of East Clayton Avenue, and runs back between parallel lines, parallel to and 400 feet west of the westerly margin of Craig Avenue, 160 feet to a dead line.
>
> BEING the same property conveyed to William D. Shaw and Bernice O. Shaw, by deed from Bernard H. Dolon and wife, Joanne C. Dolon of record in Book 4176, Page 457, Register's Office for Davidson County, Tennessee.

This is improved real property known as 925 Clayton Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the same tract of land together with all appurtenances, estate, title and interest therein belonging to the said BERNICE O. SHAW, her heirs, successors and assigns forever.

The undersigned covenants with the said BERNICE O. SHAW, that he is lawfully seized and possessed of said real property in fee simple; has a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1987 which are assumed by the Grantee.

2. Matters set forth on the unrecorded Map showing the Subdivision of the Vaulx Lands per survey of February 3, 1950, by James A. Hamilton, Jr., Surveyor.

3. The undivided one-half (1/2) interest of and rights of possession of the Grantee Bernice O. Shaw.

Except as set forth above, the undersigned does further covenant and bind himself, and his heirs, successors and assigns to warrant and forever defend the title to said land to the said BERNICE O. SHAW, her heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 14 day of December, 1987.

William D. Shaw
WILLIAM D. SHAW

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tracy L. Villars, a Notary Public in and for said State and County, WILLIAM D. SHAW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of December, 1987.

Tracy L. Villars
NOTARY PUBLIC

My Commission Expires: 3/11/91

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $25,000.00.

Bernice O. Shaw
BERNICE O. SHAW

Sworn to and subscribed before me this 14th day of December, 1987.

Tracy L. Villars
NOTARY PUBLIC

My Commission Expires: 3/11/91

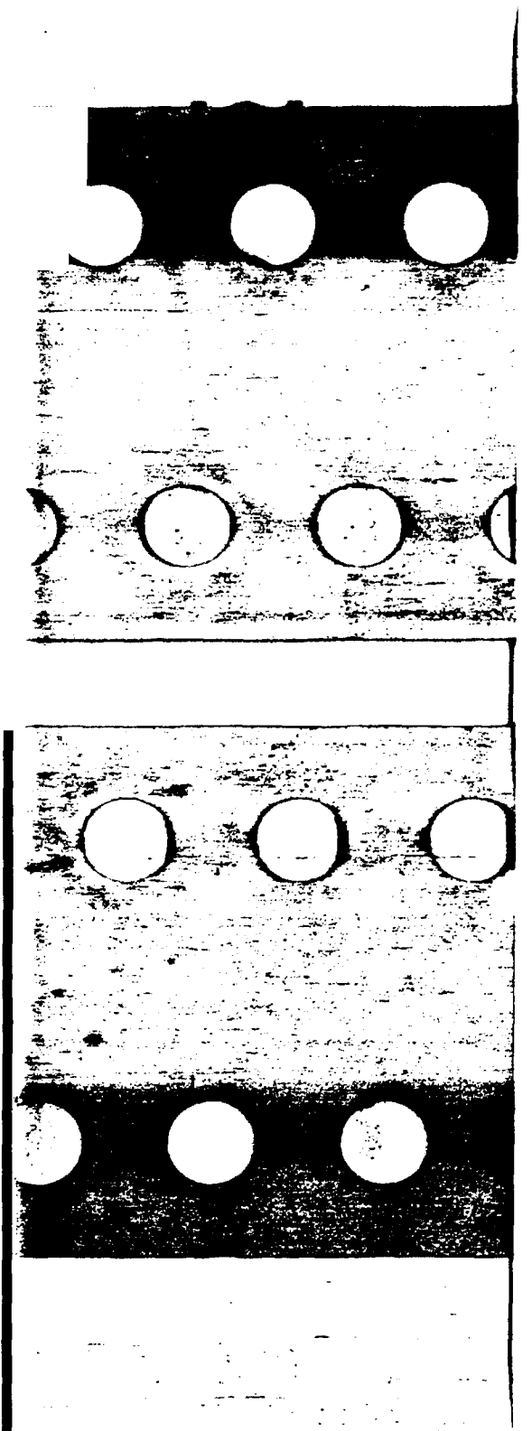
NOTARY PUBLIC AT LARGE STATE OF TENN.

90439

IDENTIFICATION REFERENCE

DEC 15 8 43 AM '87

DAVIDSON COUNTY, TN



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 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

25[illegible].[illegible]- CAMT.
70.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 76.[illegible]-
1979A12/15/87 BN .2

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90439

IDENTIFICATION REFERENCE

DEC 15 8 43 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 44952