THIS INSTRUMENT PREPARED BY:

BOOK 7662 PAGE 302

Mail

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
STEVEN J. CAFFEY	Citizens & Southern Mortgage	MAP 72-4
(NAME)	(NAME)	
1916 Riverwood Drive	P.O. Box 656	PARCEL 333
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	Tucker, GA 30085-0656	15DZ 36310
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SIXTY FIVE THOUSAND AND 00/100---------- Dollars,

PHILLIP D. SHEUMAKER and wife, CAROLYN SHEUMAKER

have this day bargained and sold, and do hereby transfer and convey unto the said STEVEN J. CAFFEY and wife, NANCY C. CAFFEY

the Grantors herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 5, Section "A", on the Map of Happy Valley Subdivision, not of record and described according to a copy of a survey thereof by Z. J. Wilkinson Surveyor, September 2, 1945, as follows:

BEGINNING at a point in the southerly margin of Williams Ferry Road, now Riverwood Drive, 300.0 feet east of the easterly margin of Cooper Lane, at the common corner of Lot Nos. 4 and 5; thence with the line between said lots southeasterly 173.0 feet to a point; thence northeasterly 75.0 feet to a point, the common corner of Lot Nos. 5 and 6; thence northwesterly with the line between said Lots, 170.5 feet to the southerly margin of Williams Ferry Road, now Riverwood Drive; thence with the margin of the same southwesterly 75.0 feet to the point of beginning.

BEING the same property conveyed to Phillip D. Sheumaker and wife, Carolyn Sheumaker, by deed from Ruby Harper, a widow, of record in Book 5415, page 823, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me this the 23rd day of September, 19 88

My commission expires March 11, 1990

(Affix Seal)

Affiant

Notary Public

unimproved ( ).
This is improved (XX) property, known as 1916 Riverwood Drive, Nashville, Tennessee 37216
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and 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.

Witness our hands this 23rd day of September, 19 88 (for corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Phillip D. Sheumaker
Phillip D. Sheumaker

Carolyn Sheumaker
Carolyn Sheumaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State PHILLIP D. SHEUMAKER and wife, CAROLYN SHEUMAKER

the within named 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 23rd day of September, 19 88.

Mitchell A. Watts
Notary Public

Commission expires March 11, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
Notary Public

Commission expires _____

7109

SEP 27 11 13 AM '88

1158 09/27 0101 03CHECK 221.00

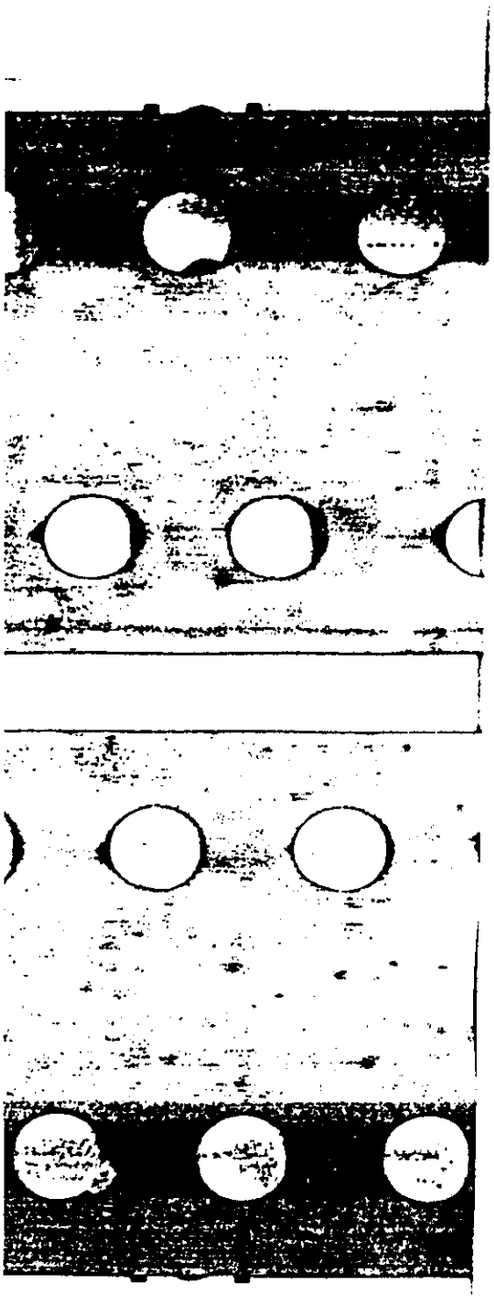
WARRANTY DEED

FROM

PHILLIP D. SHEUMAKER and wife, CAROLYN SHEUMAKER

TO

STEVEN J. CAFFEY and wife, NANCY C. CAFFEY



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

BOOK 7662 PAGE 304

CAMT	65000.00
CON TX	214.50
PRFEE	0.50
WDEED	6.00
[illegible]	221.00
CHECK	221.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/27/98 01 11:14 0001 1158

T-1099

SEP 27 11 13 AM '98

No. 138121