BOOK 7674 PAGE 622

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

John A. Shults
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October 1988.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 7-13-91
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| John A. Shults, et ux (NAME) | CityFederal Savings Bank (NAME) | MAP 91-13 |
| 5906 O'Brien Avenue (STREET ADDRESS OR ROUTE NUMBER) | c/o CityFed Mortgage Company 30 Warder Street (STREET ADDRESS) | PARCEL 303 |
| Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP) | Springfield, OH 45501 (CITY) (STATE) (ZIP) | FB# 8DA 37260 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Billy Dean Thomas and wife, Theresa A. Thomas,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Shults and wife, Shirley J. Shults,

HEREINAFTER CALLED 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. 74 on the Map of West Nashville Heights, of record in Book 332, page 127, Register's Office for said County.

SAID Lot No. 74 fronts 50 feet on the northerly margin of O'Brien Street or Avenue (formerly Grundy Street) and extends back between parallel lines 170 feet, to an alley in the rear.

BEING the same property conveyed to Billy Dean Thomas by deed from Carmack Black and wife, Lucille Black of record in Book 5012, page 193, Register's Office for Davidson County, Tennessee.

Theresa A. Thomas, joins in this conveyance for the sole purpose of conveying any marital interest she may have in subject property, if any.

5738 10/11 0101 03CHECK 188.00

unimproved ( )
This is improved (X) property, known as 5906 O'Brien Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 7th day of October, 1988

Billy Dean Thomas
Billy Dean Thomas

Theresa A. Thomas
Theresa A. Thomas

STATE OF TENNESSEE
Davidson County

BOOK 7674 PAGE 623

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Billy Dean Thomas and wife, Theresa A. Thomas

the bargainor S, 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 at Nashville, Tennessee, this 7th day of October 19 88

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

Notary Public

# WARRANTY DEED

FROM

Billy Dean Thomas and wife,

Theresa A. Thomas

TO

John A. Shults and wife,

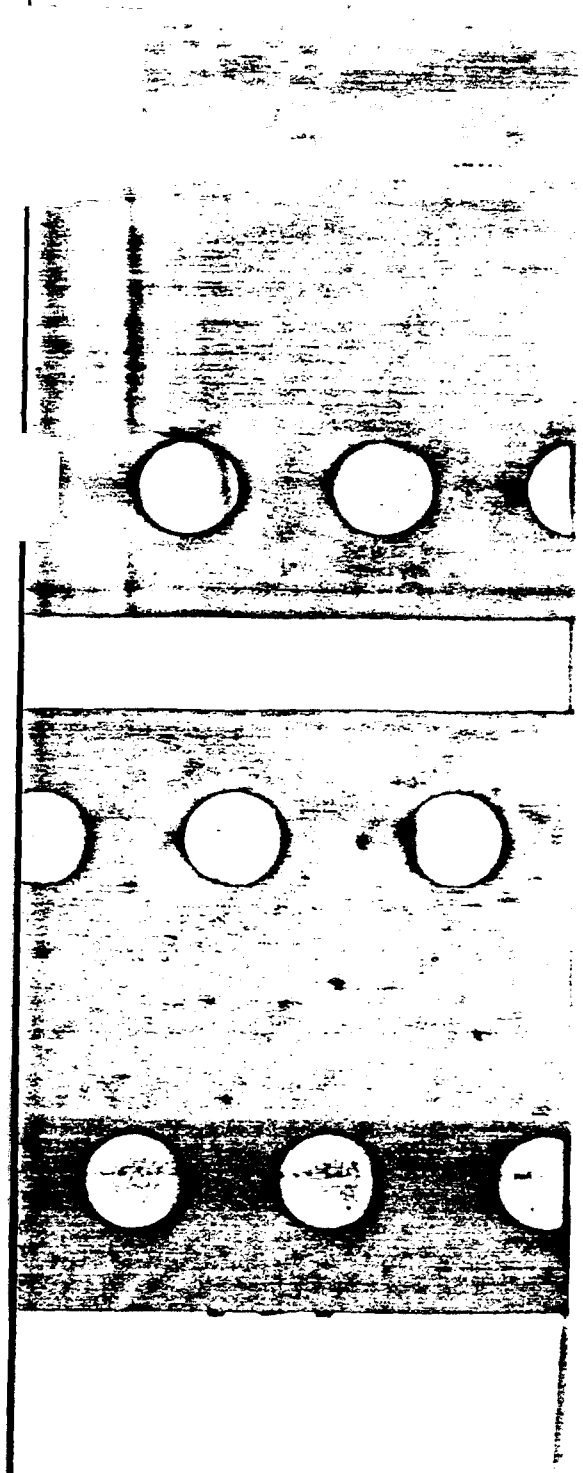
Shirley J. Shults

Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

OCT 11 1 33 PM '88

7.5 1 3 0



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7674 PAGE 624

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 55000.00 |
| CON TX | 181.50 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 188.00 |
| CHECK | 188.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5732

75130

TAX ACT REFERENCE

Oct 11 1 33 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 142547