File Box 43

BOOK 7773 PAGE 474

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 242,200.00

William A. Shell Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 19 89.

Notary Public

MY COMMISSION EXPIRES 3/11/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Adams, Taylor, Philbin, Pigue & Marchetti, Attorneys
One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
William A. Shell, Jr. et ux	Same	117-6-58
(NAME)	(NAME)	
3422 Hampton Avenue		7DA-24085
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, Martin S. Roberts, Jr. and his wife, Dorothy G. Roberts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Shell, Jr. and his wife, Catherine Tosh Shell

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 the easterly 110 feet of the westerly 230 feet of the northerly part of Lot No. 12 on the Plat of Hillsboro Heights, not of record, described according to survey made by W. B. Southgate, Engineer, May, 1910, as follows:

BEGINNING on the northerly margin of Hampton Avenue at a point 1270 feet west of the center line of 23rd Avenue South, said point being the southwest corner of the property conveyed to Emmett F. Bearden, Jr. and wife, by deed from Loiette Hampton Hume, et al, of record in Book 1104, Page 354, Register's Office for said County; thence with said Bearden's westerly line northwardly 344.7 feet, more or less, to the southerly line of Lot No. 8; thence with said line westwardly 110 feet; thence southwardly and parallel with said Bearden's westerly line 344.7 feet, more or less, to the northerly margin of Hampton Avenue; thence with said Avenue eastwardly 110 feet to the beginning.

Being the same property conveyed to Eleanor Flautt Roberts, a widow by deed from Delcia Work Dozier, a widow, of record in Book 2279, Page 460, Register's Office for Davidson County, Tennessee. The said Eleanor Flautt Roberts, having since died and title devised and bequeathed to Martin Smith Roberts, III by Last Will and Testament of the said Eleanor Flautt Roberts, of record in Will Book 157, Page 398, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (XX) property, known as 3422 Hampton Avenue, Nashville, TN 37215
(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 ti, 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 15th day of February, 1989

Martin S. Roberts, Jr. Martin S Roberts Jr.

Dorothy G. Roberts Dorothy G Roberts

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin S. Roberts, Jr. and his wife, Dorothy G. Roberts

or proved to me upon the basis of satisfactory evidence

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 15th day of February 1989

Commission expires 3/11/90

Notary Public

STATE OF TENNESSEE

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

Martin S. Roberts, Jr.

Dorothy G. Roberts

TO

William A. Shell, Jr.

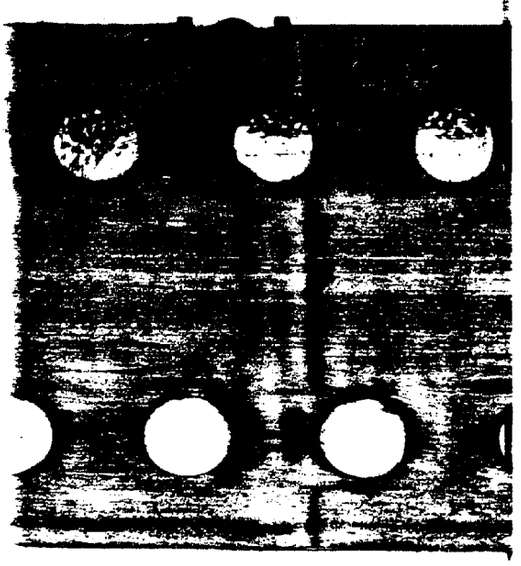
Catherine Tosh Shell

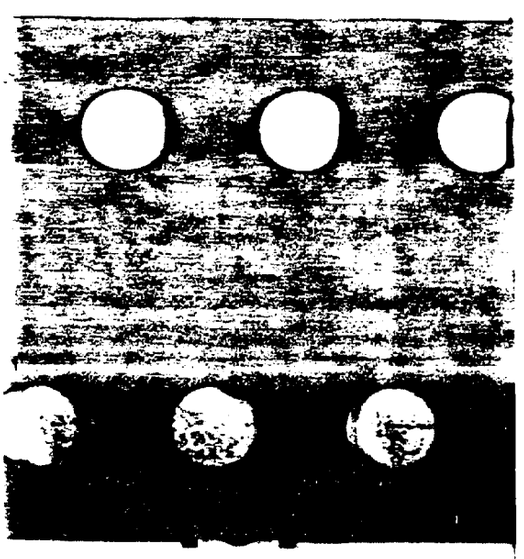
7624 02/16 0101 03CHECK 805.76

FEB 16 11 03 AM '89

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

09332





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

CAMT 242200.00
CON TX 799.26
PRFEE 0.50
WDEED 6.00
TOTAL 805.76
CHECK 805.76

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
02/16/89 01 11:04 0001 7624

09332

IDENTIFICATION REFERENCE

FEB 16 11 09 AM '89

No. 182086