FDL 57

WARRANTY DEED

Address New Owners As Follows:	*Send Tax Bills To:*	*Map Parcel No.*
WILLIAM C. BRUMMETT, JR. 308 Church Street Goodlettsville, TN 37072	SAME	Map 19-1-13 Parcel 2, 20,23

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, LEON D. SHAW, as to an undivided one-half interest does hereby bargain, sell, transfer and convey unto WILLIAM C. BRUMMETT, JR., his heirs, representatives and assigns, all his right, title and interest in and to the following described tract of land:

TRACT I:

Situated in the Town of Goodlettsville, Tennessee, on the north side of Connell Street and further described as follows:

Beginning in the center of Connell Street at A. M. Hitt's southeast corner; thence with A. M. Hitt's easterly line 175 feet, more or less, to the center of a branch, Newbern's line; thence easterly with said branch 83 feet; thence southerly 175 feet, more or less, to center of Connell Street; thence westerly with Connell Street 83 feet to the beginning.

Being the same real property conveyed to LEON D. SHAW and W. C. BRUMMETT, JR., by deed of Goldie Farmer, also known as Goldie Farmer Hitt of record in Book 7516, page 359, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, situated in the Town of Goodlettsville, Tennessee fronting on Connell and Church Streets, described as follows:

Beginning at a point in Connell and Church Streets, running with Connell Street west 100 feet more or less to a point, formerly Saunders southeast corner, thence northerly with said Saunders' east line to center of branch, Saunders northeast corner and G. L. Newbern's line; thence with center of said branch and Newbern's south boundary line East to center of Church Street 100 feet, more or less; thence southerly with center of Church Street 175 feet, more or less, to the beginning.

Being the same real property conveyed to W. C. Brummett, Jr. and Leon D. Shaw by deed of Ray J. Pearson of record in Book 7471, page 13, Register's Office for Davidson County, Tennessee.

TRACT III:

A small tract or parcel of land in the 10th Civil District of Davidson County, at Goodlettsville, Tennessee, described as follows:

Beginning at a point in the center line of Connell Street, being the southeast corner of the B. W. McCasland's Lot, thence with McCasland's East line, northerly 175 feet more or less to the Newbern Branch; thence with said branch easterly 46 feet to a point, thence southerly 175 feet more or less to the center of Connell Street; thence with the center line of Connell Street, westerly 46 feet to the point of beginning.

Being the same real property conveyed to W. C. Brummett, Jr. and Leon D. Shaw by deed of Sidney L. King and wife, Dorothy P. King of record in Book 6955, page 633, Register's Office for Davidson County, Tennessee.

This is property improved property known as 112 Connell Street, 116 Connell Street and 124 Connell Street, Goodlettsville, Tennessee 37072.

BOOK

This transfer is made effective as of January 1, 1989.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM C. BRUMMETT, JR. his heirs, representatives and assigns, forever.

AND LEON D. SHAW does covenant with the said WILLIAM C. BRUMMETT, JR. that they he lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise indicated herein.

AND LEON D. SHAW does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said WILLIAM C. BRUMMETT, JR., his heirs, representatives and assigns against the lawful claims of all persons whomsoever.

RUTH SHAW, wife of LEON D. SHAW does hereby join in the execution of this Quitclaim Deed for the purpose of quitclaiming all right, title and interest which she may have in the property unto William C. Brummett, Jr., his heirs, representatives and assigns.

IN WITNESS WHEREOF, LEON D. SHAW and wife Ruth Shaw have hereunto set our hands on this the 24th day of ~~April~~ May 23, 1989 with the agreement and understanding that the conveyance of this property and all income and expenses pertaining to same shall be effective as of the 1st day of January, 1989.

Leon D. Shaw
LEON D. SHAW

Ruth Shaw
RUTH SHAW

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEON D. SHAW, the 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 24th day of May, 1989.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 1-21-90.

STATE OF Kentucky
COUNTY OF Jefferson

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

WITNESS my hand and official seal at Louisville, Kentucky this 24th day of May, 1989.

Nancy Jane Johnston
NOTARY PUBLIC

Notary Public, State at Large, KY

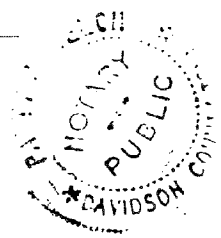
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 75,000.00 .

AFFIANT

Patty D. Welch
NOTARY PUBLIC

My Commission Expires: January 21, 1990 .



36382

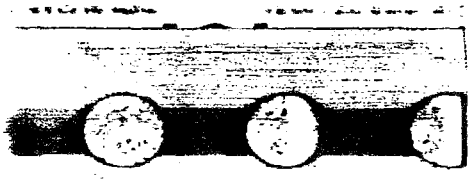
TENNESSEE TRANSFER TAX

MAY 26 12 35 PM '89

0300 05/26 0101 03CHECK 257

OFFICIAL RECEIPT

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



RECEIVED OF _____

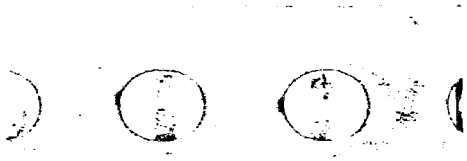
FOR _____

BOOK 7850 PAGE 532



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

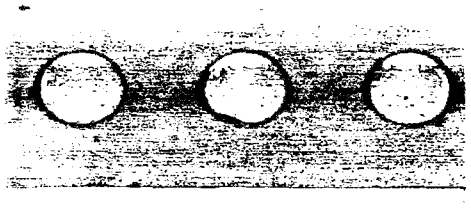
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT	75000.00
CON TX	247.50
PRFEE	0.50
[illegible]	9.00
TOTAL	257.00
CHECK	257.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/26/89 01 12:36 0001 0300



363822

May 26 12 35 PM '89

No. 213669