F# 51

BOOK 7850 PAGE 533

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 18-16 Parcel 180

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:

Land in the 10th Civil District of Davidson County, Tennessee in the town of Goodlettsville, on the East side of Main Street, which was formerly known as Goodlettsville Nashville Pike, and described as follows:

Beginning at a point at the intersection of the center line of Church Street, and an open drainage ditch between Connell Street and Depot Street; thence North 21 degrees 03 minutes West along the center line of Church Street 202.5 feet to a point; thence North 75 degrees 42 minutes West along the southerly line of Pentecostal Church property and W. F. Evans property 645 feet to a point in the eastern margin of U. S. Highway 31-W (Main Street); thence South 15 degrees 13 minutes East along said right of way 150.0 feet to offset in right of way; thence North 75 degrees 42 minutes West along said right of way 22.0 feet to a point; thence following said right of way, South 15 degrees, 13 minutes East 30.8 feet to a point; being the northwest corner of Clendening property. Thence North 73 degrees 47 minutes East 225.0 feet to a concrete monument; thence South 15 degrees 13 minutes East 65.0 feet to the center of an open drainage ditch; thence following the meanders of the open drainage ditch in a down stream direction (easterly) 469 feet more or less to the point of beginning.

Being the same real property conveyed to LEON D. SHAW and W. C. BRUMMETT, JR., by deed of Sam D. Hodges, III, Trustee and J. M. Grissim, Trustee of record in Book 6738, page 266, Register's Office for Davidson County, Tennessee.

This is improved property known as 308 Church Street, Goodlettsville, Tennessee.

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, 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

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
My commission expires Dec. 6, 1990

MY COMMISSION EXPIRES: _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

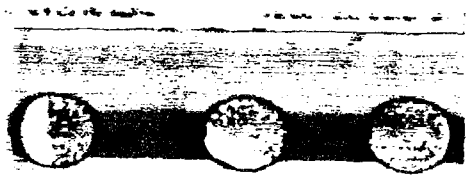
The actual consideration or value whichever is greater for this transfer is $ 225,000.00

3638 3 FILED FOR RECORD MAY 26 12 35 PM '89 0011 05/26 0101 03CHECK 749.

E. E.
AFFIANT

Patty J. Welch
NOTARY PUBLIC

My Commission Expires: January 21, 1990.



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

RECEIVED OF _____

FOR _____

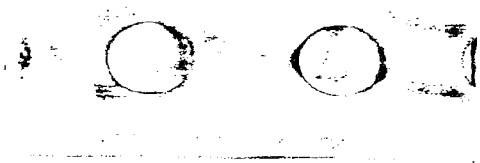
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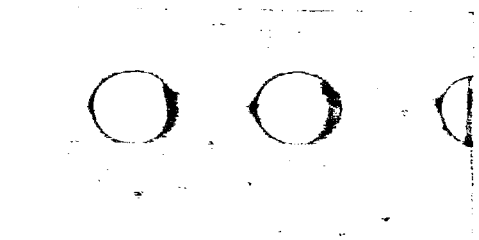
CO - CONVEYANCE
MQ - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL





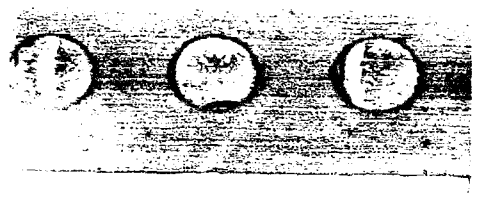
CAMT 225000.00
CON TX 742.50
PRFEE 0.50
MTGEED 6.00
TOTAL 749.00
CHECK 749.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 3 8 3.

MAY 26 12 35 PM '89

05/26/89 01 12:36 0001 0301



No. 213370