THIS INSTRUMENT PREPARED BY: mail

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

BOOK 7863 PAGE 65

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
IRA A. CHILTON	SAME	MAP 104-10
(NAME)	(NAME)	
3506 Byron Avenue		PARCEL 29
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		26W 08075
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100---------- ---------- *Dollars,*

ANNE S. SHOCKLEY, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said IRA A. CHILTON and wife, NANCY E. CHILTON

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

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

40486

Jun 12 3 30 PM '89

4213 06/12 0101 03CHECK 504.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me this the 12th *day of* June 19 89

My commission expires March 11, 1990 *(Affix Seal)*

Affiant

Notary Public

MICHELLE A. WATTS NOTARY PUBLIC AT LARGE

This is improved (XX) unimproved ( ) property, known as 3506 Byron Avenue, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, 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 12th *day of* June 19 89 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Anne S. Shockley
ANNE S. SHOCKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* ANNE S. SHOCKLEY, unmarried

the within named 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 Nashville, *Tennessee, this* 12th *day of* June, *19* 89

Notary Public
Mitchell A. Watts

Commission expires March 11, 1990

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE

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 _____

WARRANTY DEED

FROM

ANNE S. SHOCKLEY, unmarried

TO

IRA A. CHILTON and wife, NANCY E. CHILTON

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 28 of Joseph Warner's Subdivision as of record in Book 332, page 154, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 28 fronts 80 feet on a fifty foot street (or Byron Avenue) and runs back 187 feet to a division line in said Block, being 80 feet on said northern division line.

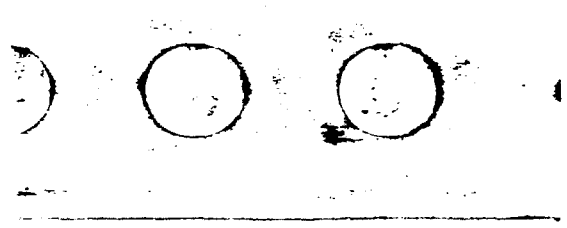
BEING the same property conveyed to Mrs. Sue Anderson Sexton, by deed from Joseph Warner and wife, Lillian B. Warner, of record in Book 567, page 456, Register's Office for said County, and being the same property vested in Anne S. Shockley as devisee under the Will of Sue A. Sexton, deceased, of record in Will Book 151, page 690, Probate Court for said County.

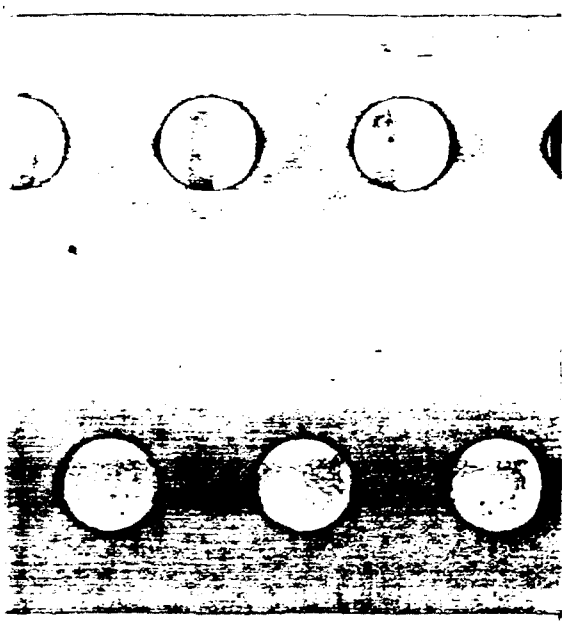
INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is the following tract of land conveyed to the State of Tennessee by deed from Mrs. Sue Anderson Sexton, of record in Book 4748, page 065, as re-recorded in Book 4751, page 647, Register's Office for Davidson County, Tennessee.

BEING part of Lot 28 of Joseph Warner's Subdivision as of record in Subdivision Book 332, page 154, Register's Office Davidson County and more particularly described as follows:

BEGINNING at a point, said point being the intersection of the west right of way line of Park Circle South and the north right of way line of Byron Avenue; thence with the north right of way line of Byron Avenue south 63 degrees 00 minutes west for 160 feet to a point; thence north 27 degrees 32 minutes west for 157 feet to the point of beginning, said point being in the proposed west right of way line of Interstate Highway Route I-440; thence north 67 degrees 20 minutes west for 39.1 feet to a point in the west proposed right of way line of Interstate Highway Route I-440; thence with the said west proposed right of way line north 63 degrees 00 minutes east for 25 feet to a point; thence continuing with said proposed right of way line south 27 degrees 32 minutes east for 30 feet back to the point of beginning and containing 375 square feet.







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7863 PAGE 68

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
150000.00

CON TX	495.00
PRFEE	0.50
WDEED	9.00
TOTAL	504.50
CHECK	504.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/89 01 15:31 0001 4213

40486

TAX NOT REQUIRED

Jun 12 3 30 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 218551