FILE BOX 3

BOOK 8981 PAGE 44

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,638.44

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June, 19 93

Notary Public

MY COMMISSION EXPIRES: 5-25-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK CASE WILSON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 | 111 West College Street, Murfreesboro, TN 37130 | 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Neil Balfour (NAME)	Lomas Mortgage USA (NAME)	MAP 136-13
3006 Goodwin Drive (ADDRESS)	1525 Viceroy, 3rd Floor (ADDRESS)	PARCEL 138
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Dallas, TX 75235 (CITY) (STATE) (ZIP)	2D-42197

FOR AND 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, Thomas Lee Shadwick and wife, Crystal Shadwick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel Neil Balfour, unmarried

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. 14A, on the Plan of Edge-O-Lake Estates, Section 20A, as of record in Book 5800, Page 198, Register's Office for Davidson County, Tennessee, the said Lot 14A being the easterly part of Lot 14 of said Subdivision being more particularly described as follows:

BEGINNING at a point in the southerly boundary of Goodwin Drive, and said point being the northeasterly corner of said tract; thence, south 34 deg. 25 min. 42 sec. east 132.79 feet to a point; thence, north 88 deg. 56 min. 19 sec. west 37.17 feet to a point; thence south 1 deg. 11 min. 19 sec. east 50 feet to a point; thence, north 21 deg. 11 min. west 89.72 feet to a point; thence, north 29 deg. 17 min. 56 sec. west 66.50 feet, more or less, to a point on the southerly boundary of Goodwin Drive; thence following said southerly boundary in an easterly direction 31.16 feet to the point of beginning.

Being the same property conveyed to Thomas L. Shadwick and wife, Denise N. Shadwick by deed from Benjamin R. Shadwick and wife, Debbie R. Shadwick of record in Book 7063, Page 349, Register's Office for Davidson County, Tennessee. The said parties having since divorced and said property now being solely divested into Thomas Lee Shadwick by Divorce Decree filed June 2, 1988 as shown by No. 87D-3351, Circuit Court Clerk's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 5460,

CONTINUED

unimproved ( )
This is improved (X) property, known as 3006 Goodwin Drive, Nashville, TN 37217
(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 9th day of June, 19 93

Thomas Lee Shadwick

Crystal Shadwick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8981 PAGE 45

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Lee Shadwick and wife, Crystal Shadwick

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 19 96

Commission expires 5-25-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

LEGAL DESCRIPTION CONTINUATION

Page 269 and Book 5496, Page 697, Register's Office for said County.

Crystal Shadwick, wife of Thomas Lee Shadwick, joins in this conveyance to convey any and all interest she may have in said property including but not limited to her marital interest.

3.00

IDENTIFICATION REFERENCE

JUN 15 8 15 AM '96

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7212 06/15 0101 03CHECK 137.02

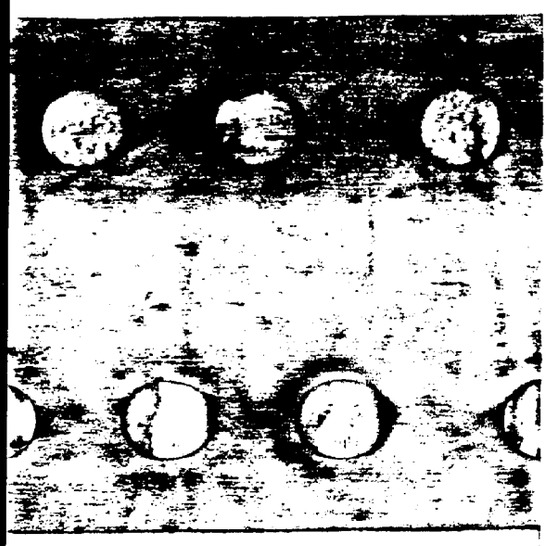
RETURN TO:
CUMBERLAND TITLE COMPANY

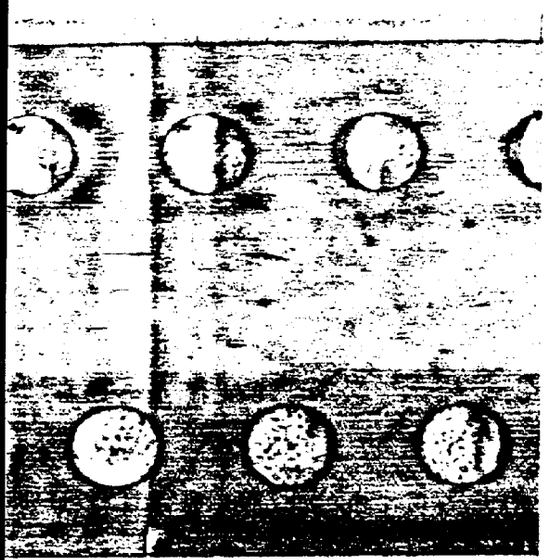
☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040

JACK CASE WILSON
ATTORNEY - AT - LAW





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

RECEIVED OF _____

FOR _____

BOOK 8981 PAGE 46

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 34638.44
MOR TX 128.02
ERR CO
MOR TX 128.02-
CON TX 128.02
PRFEE 1.00
[illegible]BANK 8.00
TOTAL 137.02
CHECK 137.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

3.00

IDENTIFI REFERENCE

JUN 15 8 16 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

[illegible]5/93 01 08:16 0001 7212

No. 662490