BOOK 9478 PG 12

95020

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

94 SEP 29 AM 10:00

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
JONNIE D. HARDIN, UNMARRIED
406 CUMBERLAND AVENUE
MADISON, TN 37115

MAP/PARCEL NUMBER:
MAP 43-9, PARCEL 190

SEND TAX BILLS TO:
FIRST UNION
P.O. BOX 29547
RALEIGH, N.C. 27626-0547

MAIL ENV

THE ACTUAL CONSIDERATION OR VALUE OF THE PROPERTY WHICHEVER IS GREATER IS $44,000.00, THIS 12 DAY OF SEPTEMBER, 1994.

Jonnie D. Hardin
AFFIANT

Subscribed and sworn to me, this the 12 day of SEPTEMBER, 1994.
my commission expires: 5-11-96 Denise C. Allen

Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, ANITA LAVERNE MABRY, A. LAMAR SHIPMAN AND FRED B. SHIPMAN, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JONNIE D. HARDIN, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 406 CUMBERLAND AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER 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 except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

JAMES MABRY, MARTHA L. SHIPMAN_ AND BRENDA SHIPMAN, the respective husband and wives of the Grantors herein, join in this conveyance for

the sole purpose of conveying any right, title and interest they may have in and to the property described in Exhibit "A" attached, hereto, marital or otherwise.

WITNESS OUR HANDS this 12 day of SEPTEMBER, 1994.

Anita LaVerne Mabry
ANITA LAVERNE MABRY

A. Lamar Shipman
A. LAMAR SHIPMAN

James Mabry
JAMES MABRY

Martha L. Shipman
MARTHA L. SHIPMAN

Fred B. Shipman
FRED B. SHIPMAN

Brenda Shipman
BRENDA SHIPMAN

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANITA LAVERNE MABRY AND HUSBAND, JAMES MABRY, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 12 day of SEPTEMBER, 1994.

Denise C. Allis
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, A. LAMAR SHIPMAN AND WIFE, MARTHA L. SHIPMAN, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 12 day of SEPTEMBER, 1994.

Denise C. Allis
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED B. SHIPMAN AND WIFE, BRENDA SHIPMAN, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 12 day of SEPTEMBER, 1994.

Denise C. Allis
notary public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the east 50 feet of Lot No. 3 of Block "H" on the Map of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of Cumberland Avenue and runs back between parallel lines 165 1/2 feet to a dead line.

Being the same property conveyed to Elvera Shipman by Deed from Roy R. Malone, Jr., and wife, Betty S. Malone, of record in Book 2746, page 389, Register's Office for Davidson County, Tennessee, the said Elvera Shipman having since conveyed the said property to her children, Anita Laverne Mabry, A. Lamar Shipman and Fred B. Shipman, by Quitclaim Deed of record in Book 7226, page 372, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

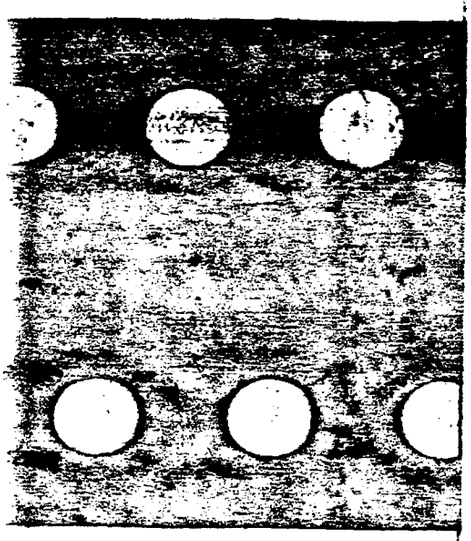
1. Real property taxes for 1994 and all future years.

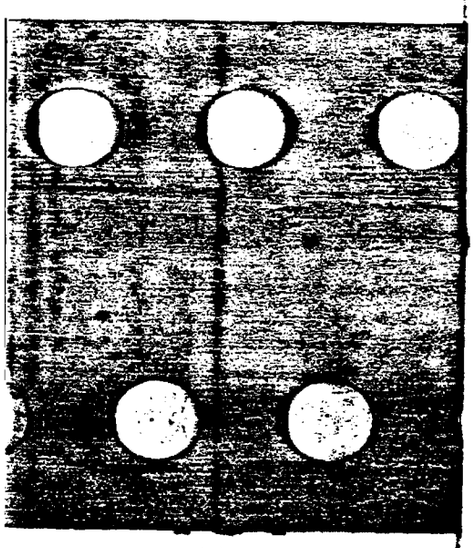
2. Unrecorded easements for roads and utilities, if any.

3. All matters set forth on the Plan of Woodlawn Estates, of record in Book 843, page 82, said Register's Office.

4. Restrictive covenants as contained in instrument of record in Book 1851, page 249, said Register's Office.

2899 09/29 0101 03CHECK 175.





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

RECEIVED OF _____

FOR _____

BOOK 9478 PG 15

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 44000.00
				CON TX 162.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 175.80
				CHECK 175.80
09/29/94	01			09:57 0001 2B99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95020
IDENTIF. ← REFERENCE

94 SEP 29 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839158