*THIS INSTRUMENT PREPARED BY:*
*JON A. WELLS, ATTORNEY AT LAW*
*P. O. BOX 116, 206 COURT SQ.*
*LAFAYETTE, TENNESSEE 37083*

*Mail Tax Bills To:*
Ms. Edith M. Shoulders
1106 McAlpine
Nashville, TN 37216

061-11-0
289.00
BOOK 9635 PG 901

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and NO/100 ($10.00) Dollars Cash in hand paid by the Grantees to Grantor, the receipt of which is hereby acknowledged, and for other good and sufficient consideration, I, **Edith M. Shoulders**, have bargained and sold, and by these presents do transfer and convey **(SUBJECT TO MY LIFE ESTATE)** unto the said **Mary Katherine Dunklin, Harris Meador Shoulders, Polly Ann Carter, and Eleanor Delano Brent**, their heirs and assigns, certain tract or parcel of land lying and being in **Davidson** County, Tennessee, and being further described as follows:

Being part of lot "A" on the Map of Kennedy and Graves Plan of Monte Vista, as of record in book 421, page 143, of the Register's Office for Davidson County, Tennessee, and more definitely described as follows:

Beginning at a point in the center of ALPINE Avenue, 226.2 feet easterly from the Nashville Gallatin Interurban Railroad right-of-way running thence in a southerly direction and parallel with said right-of-way 388 feet to a point in the southerly margin of said lot "A" 226.2 feet easterly from the said Interurban right-of-way; thence easterly 63.1 feet to a point; thence northerly and parallel with said right-of-way 388 feet to the center of said ALPINE Avenue; thence with the same and westerly 63.1 feet to the beginning.

Being the same property conveyed to Leamon Shoulders and wife, Edith M. Shoulders by deed from T.D. Rust and wife, Mattie D. Rush dated March 24, 1944 and recorded in Deed Book 57, page 166, Register's Office, Davidson County, Tennessee. Leamon Shoulders died and his wife, Edith M. Shoulders, is the owner of the above described property.

Description taken from previous deed.

It is the intention of the Grantor, Edith M. Shoulders, to retain a life estate in the above described property.

Possession with deed.

1995 Taxes are paid.

**The preparers of this instrument make no warranties as to title, ownership or any other representations relative to the property described herein or its' legal description.**

TO HAVE AND TO HOLD **(SUBJECT TO MY LIFE ESTATE)** the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to **Mary Katherine Dunklin, Harris**

**Meador Shoulders, Polly Ann Carter, and Eleanor Delano Brent,** their heirs and assigns, forever. And I do covenant with the said **Mary Katherine Dunklin, Harris Meador Shoulders, Polly Ann Carter, and Eleanor Delano Brent,** that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I further covenant and bind myself and my heirs and assigns, to warrant and forever defend the title to said land to the said **Mary Katherine Dunklin, Harris Meador Shoulders, Polly Ann Carter, and Eleanor Delano Brent,** their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand, this the 27th day of March, 1995.

Edith M. Shoulders
**Edith M. Shoulders**

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 9635 PG 902

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within **Edith M. Shoulders**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Westmoreland, this the 27th day of March, 1995.

Myra G. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-2-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $ 50 000, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

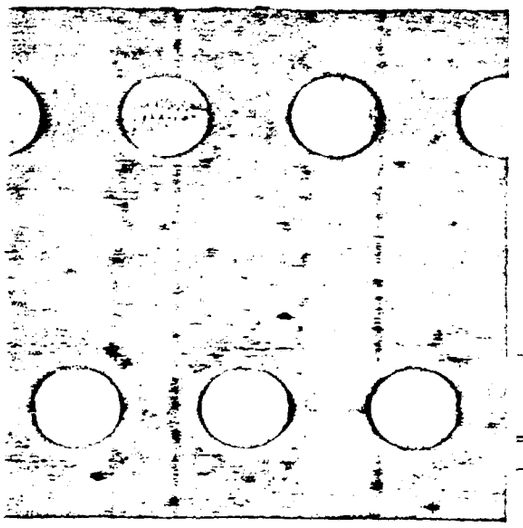
Edith M Shoulders
AFFIANT

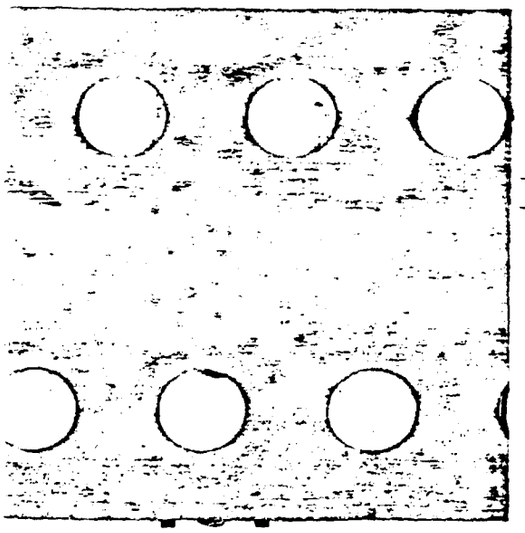
Subscribed and sworn to before me, this the 27th day of March, 1995.

Myra G. Smith
REGISTER OR NOTARY

MY COMMISSION EXPIRES: 10-2-95

48152
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9635 PG 903

| | | |
|---|---|---|
| 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 | 50000.00 |
| CON TX | 135.00 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 194.00 |
| CHECK | 194.00 |

04/04/95 01 09:03 0001 7145

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48152
IDENTIF. # REFERENCE

95 APR -4 AM 9:0

DAVIDSON

No. 896672