U7

BOOK 9707 PG 985

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 19 95

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S), AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hilda M. Hibbett	Same	2DA 63080
(NAME)	(NAME)	
2009 Woodlake Ct.		106-3-8
(ADDRESS)	(ADDRESS)	
Nash. TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Robert A. Shumate and wife, Beulah A. Shumate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hilda M. Hibbett

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 the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, being part of Lot 2 on the Map of the Emily Baird Subdivision, not of record, described as follows:

Beginning at a point in the southerly line of the Elm Hill or Stones River Road, where the same intersects the east line of the right-of-way of the L & N Railroad; thence with said railroad right-of-way, south 47 deg. 15' west 72 feet to a point in the east line of Arlington Avenue; thence with the east line of said Avenue, south 3 deg. 30' east 200 feet to a point in the north line of the Lebanon Branch of the Nashville, Chattanooga and St. Louis right-of-way; thence with said right-of-way, north 1 deg. east 128.5 feet to a point, the southwest corner of the Copeland Lot; thence with Copeland's west line, north 5 deg. 30' west 236.5 feet to a point in the south line of the Elm Hill or Stones River Road; thence with the same, south 84 deg. 15' west 74 feet to the point of beginning.

INCLUDED in the above description but expressly EXCLUDED therefrom is the following tract of land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 3678, page 539, Register's Office for said County:

Beginning at a point in the southerly line of the Elm Hill or Stones River Road where the same intersects the east line of the right-of-way of the L & N Railroad; thence with said railroad right-of-way, south 47 deg. 15' west 72 feet to a point in the east line of Arlington Avenue; thence with the east

CONTINUED

unimproved ( )
This is improved (X) property, known as 1303 Elm Hill Pike, Nashville, TN 37210
(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 8th day of June, 19 95

Robert A. Shumate

Robert A. Shumate

Beulah A. Shumate

Beulah A. Shumate

LEGAL DESCRIPTION CONTINUATION

line of said Avenue south 3 deg. 30' east 200 feet to a point in the north line of the Lebanon Branch of the Nashville, Chattanooga and St. Louis right-of-way; thence with said right-of-way, north 1 deg. east 28 feet, more or less, to a point; thence northerly with a curve along the east right-of-way of the newly relocated Arlington Avenue, 179 feet, more or less, to a point; thence continuing northerly with said newly relocated Arlington Avenue, 30 feet more or less to a point; thence northeasterly along the arch of a 35 foot radius with said newly relocated Arlington Avenue, 55 feet more or less to a point in the southerly line of Elm Hill or Stones River Road; thence with same south 84 deg. 15' west 30 feet more or less to the point of beginning.

Being the same property conveyed to Robert A. Shumate and wife, Beulah A. Shumate by deed from Robert A. Shumate, of record in Book 9093, page 562, Register's Office for Davidson County, Tennessee.

0071984
IDENTIF. & REFERENCE

95 JUN 21 AM 9:40

FELIX A. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9707 PG 987

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 Robert A. Shumate and wife, Beulah A. Shumate

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 Goodlettsville, Tennessee, this 8th day of June, 19 95.

Commission expires 11-27-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

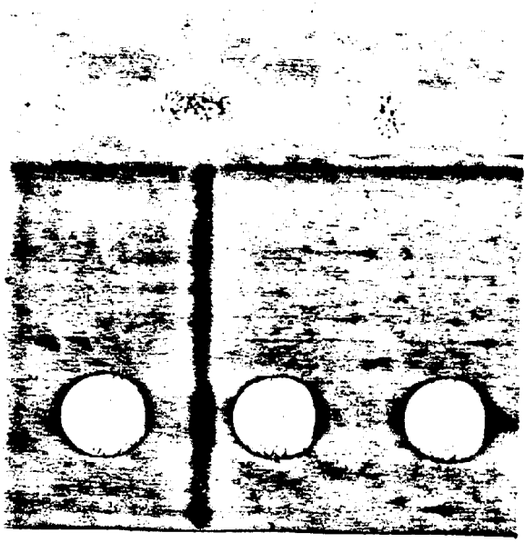
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

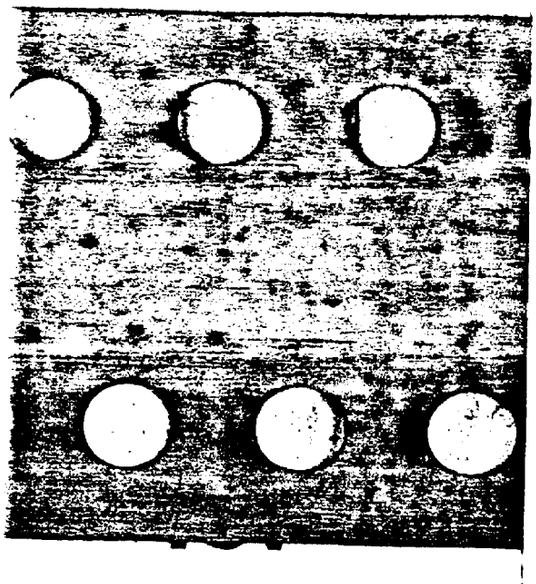
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3378 06/21 01:01 03CHECK 444.05





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9707 PG 988

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
116500.00
CON TX 431.05
PRFEE 1.00
WDEED 12.00
TOTAL 444.05
CHECK 444.05

06/21/95 01 09:41 0001 3378

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00719 84
IDENTIF. ↑ REFERENCE

95 JUN 21 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 922591