This Instrument Prepared By:
**Gibson & Gregory**
**Suite 600, 200 Fourth Avenue, North**
**Nashville Tennessee 37219**

Box 40-A

ADDRESS NEW OWNER:
Harold Ray Shankle
1300 Eighth Street
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
J. Harold Shankle Construction Company
2518 Plum Street
Nashville, Tennessee 37207

MAP AND PARCEL:
MAP 044-14
PARCEL 081

## WARRANTY DEED

BOOK 9984 PG 123

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Judy Bowen Cundall and Jo Ann Bowen Combs, devisees under the will of James Clifford Bowen ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto Harold Ray Shankle ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 49 on the plan of Rolling Green Subdivision, of record in Book 1424, page 75, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID Lot No. 49 fronts 90 feet on the North side of 8th Street and extends back between parallel lines 200 feet to a dead line measuring 90 feet.
>
> Being the same property conveyed to James C. Bowen and wife, Bonnie J. Bowen by deed from Clara R. Winkler of record in Book 4881, page 674, Register's Office for Davidson County, Tennessee, both of the said grantees having since died, the said Bonnie J. Bowen having predeceased James C. Bowen. Title to the property is vested in Judy Bowen Cundall and Jo Ann Bowen Combs as devisees under the Will of James Clifford Bowen, deceased, of record in Will Book 203, page 39, Probate Court Clerk's Office for Davidson County, Tennessee.

This is improved property known as 1300 Eighth Street, Old Hickory, TN 37138.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

**TO HAVE AND TO HOLD** the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of March, 1996.

Judy Bowen Cundall

Judy Bowen Cundall

Jo Ann Bowen Combs

Jo Ann Bowen Combs

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 9984 PG 124

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judy Bowen Cundall and Jo Ann Bowen Combs, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 1-20-99

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

Harold Ray Shamblin

AFFIANT

Subscribed and sworn to before me
this 19th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 1-20-99

0161715

IDENTIF. & REFERENCE

96 MAR 20 AM 9:11

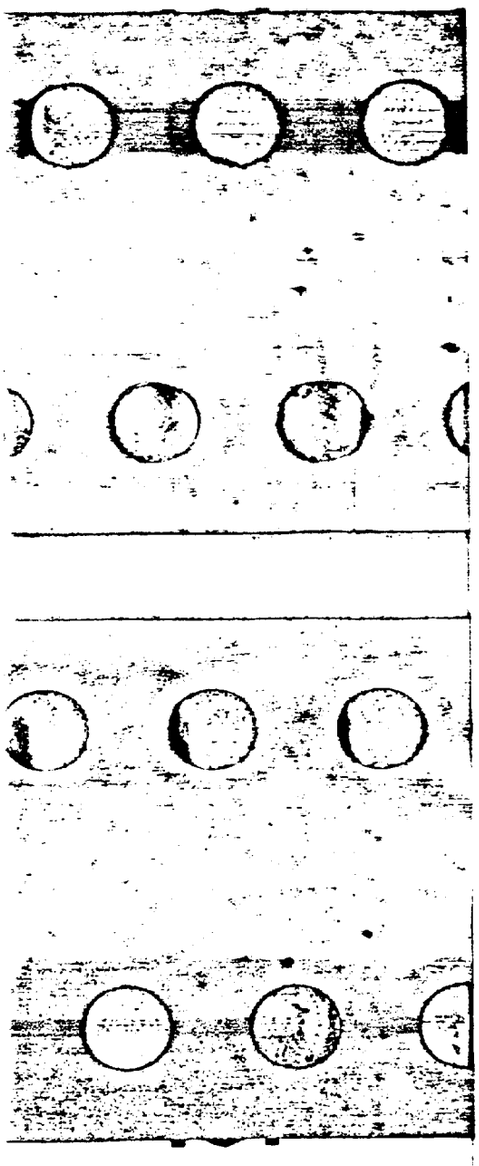
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0172 03/20 0101 03CHECK 26B.00

**OFFICIAL RECEIPT**

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9984 PG 125

| | | |
|---|---|---|
| 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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

03/20/96 01 09:11 0001 0172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161715
IDENTIF. ↑ REFERENCE

96 MAR 20 AM 9:11
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1018221