Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #96-1096

BOOK 10137 PG 920

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan L. Bates,** and spouse **Guy Edward Bates, Jr.** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William J. Shreffler, and wife Connie L. Shreffler**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

The easterly 50 feet of the westerly 55 feet of Lot No. 66 in Block No. 3 Richland Realty Company's First Subdivision, Division "A", a plan of which is of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee, showing the same divided into blocks but not showing the subdivision of the blocks into small lots.

According to a printed copy of an unregistered Plan subdividing said blocks into small lots, said part of Lot No. 66 is described as follows:

Beginning on the southerly margin of Richland Avenue 5 feet easterly from the corner of Lots No. 64 and 66 on said Plan; thence southerly parallel with and 5 feet easterly from the line between said 2 lots 192 feet, more or less, to the northerly margin of a 12-foot alley; thence easterly with said alley 50 feet; thence northerly parallel with the first line 191-1/2 feet, more or less, to the southerly margin of said Avenue; thence with the southerly margin of said Avenue westerly 50 feet to the beginning.

Being the same property conveyed to Susan Lamb by Quitclaim Deed from Charles L. Lamb, of record in Book 8393, Page 917, RODC. Guy Edward Bates, Jr. spouse of Susan L. Bates, joins in the execution of this document to convey any marital interest he may have. Susan Lamb and Susan L. Bates are one and the same person.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

0208925
IDENTIF. + REFERENCE
96 JUL 30 PM 4 26
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property, known as: 3509 Richland Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 30th day of July, 1996

Susan L. Bates
Susan L. Bates

Guy Edward Bates, Jr.
Guy Edward Bates, Jr.

BOOK 10137 PG 921

State of Tennessee)
County of Davidson)

On this the 30th day of July, 1996, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Susan L. Bates and Guy Edward Bates**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

TANI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 5/23/98

State of Tennessee)
County of Davidson)

1007 07/30 0101 03CHECK 1004.30

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$269,000.00**.

Affiant

Sworn and subscribed before me on this the 30th day of July, 1996.

Notary Public

TANI A. BOSCHEE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires: 5/23/98

NEW OWNER:
William J. Shreffler
3509 Richland Avenue
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
PNC Mortgage Corp. of America
320 Interstate North Pkwy #300
Atlanta, GA 30339

TAX MAP-PARCEL #:
104-5-406

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10137 PG 922

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 269000.00
CON TX 995.30
PRFEE 1.00
WDEED 8.00
TOTAL 1004.30
CHECK 1004.30

07/30/96 01 16:28 0001 1007

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208925
IDENTIF. ↑ REFERENCE

96 JUL 30 PM 4:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068602