BOOK 10847 PG 19

56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **17th** day of **March, 1998** by and between

THOMAS O. SHUTE SR. ,

hereinafter referred to as Grantor, and

EDWARD YOUNG CHAPIN V ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE PLAN OF HARRIS AND EVE'S SUBDIVISION OF LOT 19 ON THE PLAN OF JONES AND DUDLEY'S ADDITION OF RECORD IN BOOK 332, PAGE 114, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF PROSPECT AVENUE , NOW CALLED ACKLEN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE WEST LINE OF TENTH AVENUE SOUTH 150 FEET TO AN ALLEY IN THE REAR.
BEING ALL THE SAME PROPERTY CONVEYED TO THOMAS O. SHUTE, SR. BY DEED FROM JOSEPH L. LACKEY, JR OF RECORD IN BOOK 9349 PAGE 524 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Thomas O Shute Sr.
THOMAS O. SHUTE SR.

0414717
IDENTIF. ↑ REFERENCE

98 MAR 20 AM 10:28
DAVIDSON COUNTY, TN.

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **THOMAS O. SHUTE SR.** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **17th** day of **March, 1998**.

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

My Commission Expires JAN 29, 2000

Commission Expiration: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$75,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SUSAN L. WILLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires

Affiant

Subscribed and sworn to before me this **17th** day of **March, 1998.**

Notary Public

Commission Expiration:_____

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	EDWARD YOUNG CHAPIN V 1000 ACKLEN AVENUE NASHVILLE, TN 37203	1000 ACKLEN AVENUE NASHVILLE, TN 37203 MAP PARCEL NUMBER 105-09-320

8528 03/20 0101 03CHECK 286.5

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

RECEIVED OF _____

FOR _____

BOOK 10847 PG 21

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 75000.00	
			CON TX 277.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 286.50	
			CHECK 286.50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 8528

0414717
IDENTIF. # REFERENCE

98 MAR 20 AM 10:28

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

No. 1268873