BOOK 10877 PG 358

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00
Raymond Paul Shoulders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April 19 98

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie G. Shoulders (NAME)	SAME (NAME)	MAP 25-00-0
325 Dry Creek Road (ADDRESS)	(ADDRESS)	PARCEL 020.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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, Peggy S. Ferrell and Cheri D. Ferrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie G. Shoulders and wife, Shelvia Jane Shoulders and Raymond Paul Shoulders, as Joint Tenants with right of suvivorship

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 Davidson County, Tennessee, being part of a tract of land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described according to a survey by Z. J. Wilkerson, Surveyor, October 14, 1940, and more particularly described as follows:

BEGINNING at a concrete post on Dry Creek Road, 435 feet from the easterly boundry line of W. J. Bryam and westerly boundary line of Arden Wilson, formerly Joe Williams, on the north side of Dry Creek Road, thence 200 feet, more or less, to corner post of land owned by G. H. Stephens and wife; thence North 290 feet, more or less, to corner post; thence East 166.5 feet, more or less, to corner lot owned by F. T. Lee and wife; thence South 290 feet to the point of beginning, as shown by survey of Campbell Surveying Co., Inc. dated July 25, 1988.

Being the same property conveyed to Peggy S. Ferrell and Cheri D. Ferrell by Deed of record in Book 9012, page 660, Register's Office for Davidson County, Tennessee.

98 APR -7 PM 3:07
DAVIDSON COUNTY, TN.

MAIL ENV.

0422952
IDENTIF. A REFERENCE

unimproved ( )
This is improved (X) property, known as 325 Dry Creek Road, Goodlettsville, TN 37072
(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 3rd day of April 19 98

Peggy S. Ferrell
Peggy S. Ferrell

Cheri D. Ferrell
Cheri D. Ferrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy S. Ferrell and Cheri D. Ferrell

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 30th day of April 19 98.

Commission expires March 23, 2002

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

7275 04/07 0101 03CHECK

268-00

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

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/07/98 01 15:07 0001 7275

0422952
IDENTIF. & REFERENCE

98 APR -7 PM 3:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1277508