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

39-B
File #98-1442

BOOK 10979 PG 442

# 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 **David A. Ball,** and wife **Janet H. Ball**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura Omohundro Shackleford, and** WIFE **James Rufus Shackleford IV**, 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:**

Land in Davidson County, Tennessee, Being Lot No. 63 on the Plan of Hillsboro Park, Section II, of record in Book 2331, Pages 61 and 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 63 fronts 150.9 feet on the southerly margin of Montcrest Drive and extends back 263.2 feet on the easterly line and 245.9 feet on the westerly line to a dead line in the rear, measuring 203.0 feet thereon.

Being the same property conveyed to David A. Ball and Janet H. Ball by deed of record in Book 7942, Page 594, RODC.

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

1745 06/16 0101 03CHECK 952.50

045114 28

IDENTIF. & REFERENCE

98 JUN 16 PM 3:01

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

**This is improved property, known as:** 6124 Montcrest Drive, Nashville, TN 37215

**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 15th day of June, 1998

David A. Ball

**David A. Ball**

Janet H. Ball

**Janet H. Ball**

**State of Tennessee** )
**County of Davidson** )

BOOK 10979 PG 443

On this the 15th day of June, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **David A. Ball and Janet H. Ball**, 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

My Commission Expires: 9-29-2001

**State of Tennessee** )
**County of Davidson** )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$255,000.00**.

Affiant

Sworn and subscribed before me on this the 15th day of June, 1998.

Notary Public

My Commission Expires: 9-29-2001

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| **Laura Omohundro Shackleford** | **PNC Mortgage Corp. of America** | **158-3-12** |
| **6124 Montcrest Drive** | **75 North Fairway Drive** | |
| **Nashville, TN 37215** | **Vernon Hills, Ill 60061** | |

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

STATE 10379 PG 444

| | | |
|---|---|---|
| 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
255000.00
CON TX 943.50
PRFEE 1.00
WDEED 8.00
TOTAL 952.50
CHECK 952.50

06/16/98 01 15:00 0001 1745

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451428
IDENTIF. ↑ REFERENCE

98 JUN 16 PM 3:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307603