34

WARRANTY DEED

BOOK 11015 PAGE 161

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Russell Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 19 98

Leon Sharber
Notary Public

MY COMMISSION EXPIRES: February 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Acme Roofing & Construction Co (NAME)	Same (NAME)	MAP 83-06
704 Chapel Avenue (ADDRESS)	(ADDRESS)	PARCEL 260.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(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, Shields Rentals, L.P.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Acme Roofing & Construction Co

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:

Being Lot No. 38 and the northerly 2 1/2 feet of Lot No. 39 on the Map of Olivia W. Sharpe's Addition, of record in Book 332, Page 17, Register's Office for Davidson County, Tennessee.

Said Lot No. 38 and part of Lot No. 39 front together 57.5 feet on the west side of Chapel Avenue and run back between parallel lines 262.5 feet on the north line of Lot No. 38 and 276.7 feet, more or less, on the south line of part of Lot No. 39 to the east line of an alley on which they measure 52.5 feet.

For source of title reference is made to Book 10326, Page 346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

unimproved ( )
This is improved (X) property, known as 704 Chapel Avenue, Nashville, Tennessee 37206
(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 my hand this 6th day of July 19 98

Shields Rentals, L.P.
By: Ben P. Shields
Ben P. Shields

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Ben P. Shields ~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the General Partner ~~and~~ _____ ~~respectively~~ of the Shields Rentals, L.P. the within named bargainor, and corporation, and that he as such General Partner ~~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 Ben P. Shields as such General Partner ~~and acknowledging the same by the said as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 6th day of July 19 98.

My commission expires February 27, 2001

_____
Notary Public

LEON SHARPE NOTARY PUBLIC DAVIDSON CO. TENN. NOTARIZED

0460786

IDENTIF. & REFERENCE

98 JUL 10 AM 8:34

FELIX Z. HUSSEY REGISTER
DAVIDSON COUNTY, TN.

1744 07/10 0101 03CHECK 122.00

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 30000.00

CON TX 111.00

PRFEE 1.00

WDEED 8.00

CFEE 2.00

TOTAL 122.00

CHECK 122.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/10/98 01 08:34 0001 1744

98 JUL 10 AM 8:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0460786

IDENTIF. ← REFERENCE

No. 1317464