THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

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OUR FILE NUMBER: 8052

MAP/GROUP/PARCEL
071-15-0-308.00

NEW OWNER'S NAME AND ADDRESS:
Alfred E. Shaw & Evelyn C. Shaw
1209 Joseph Avenue
Nashville, Tennessee 37207

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Hattie Ophia Smithson, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Alfred E. Shaw and wife, Evelyn C. Shaw, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 106 on the Map of Sharpe & Horn's Second Addition to North East Nashville, as of record in Book 161, Page 53, Register's Office for said County.

SAID Lot No. 106 fronts 50 feet on the east side of Joseph Street and runs back between parallel lines 145 feet to an alley.

The subject property is improved property commonly known as 1209 Joseph Avenue, Nashville, Tennessee.

BEING the same property conveyed to Charlie H. Smithson and wife, Hattie Ophia Smithson herein by deed of record in Book 1879, Page 519, Register's Office for Davidson County, Tennessee.

Charlie H. Smithson is now deceased.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

X Hattie Ophia Smithson
Hattie Ophia Smithson

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Hattie Ophia Smithson, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 22nd day of January, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
4-15-2000

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $22,000.00.

AFFIANT

Sworn to and subscribed before me, this the 22nd day of January, 1999.

NOTARY PUBLIC

My Commission Expires:
2/3/[illegible]

054 | 462
IDENTIF. ↑ REFERENCE

99 JAN 27 AM 10:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

7796 01/27/10 08CHECK 92.40

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	22000.00
CON TX	81.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	92.40
CHECK	92.40

01/27/99 01 10:44 0001 7796

0541462

IDENTIF. A REFERENCE

99 JAN 27 AM 10:46

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1417192