Bk 36 PBW

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

BOOK 11462 PG. 721

WARRANTY DEED

Name and Address of New Owner:
Joanne M. Shatford, Kyle D. Thomas and Geri Lyn Thomas
274 Cumberland Circle
Nashville, Tennessee 37214

Send Tax Bills To:
New Owner

Street Address of Subject Property:
324 Greenway Avenue
Nashville, Tennessee 37205

Map-Parcel No:
Map 104-50
Parcel 341.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SHANNON MCCULLEY AND WIFE, DEANNA MCCULLEY,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JOANNE M. SHATFORD, AN UNMARRIED PERSON, KYLE D. THOMAS AND WIFE, GERI LYN THOMAS,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 277 on the Plan of Richland Realty Company's First Addition to Subdivision "B", of record in Book 332, page 175, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shannon McCulley and wife, Deanna McCulley by Installment Deed from Janice P. Zeitlin, a widow, of record in Book 7743, page 637, said Register's Office.

The conveyance of the above described parcel of land is subject to the following:

1. 1999 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 332, page 175, Register's Office for Davidson County, Tennessee; and

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 29th day of April, 1999.

Shannon McCulley
SHANNON MCCULLEY

Deanna McCulley
DEANNA MCCULLEY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 29th day of April, 1999, before me personally appeared Shannon McCulley and wife, Deanna McCulley to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Richard W. Sebastian
Notary Public

My Commission Expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of April, 1999.

NOTARY PUBLIC

My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

05826564
99 MAY -4 PM 3:59
RECEIVED
DAVIDSON COUNTY, TN.
RECORDING FEE
662.50
03CHECK
01/01
05/04
1449

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11462 PG. 724

0582656

REGISTER'S OFFICE REFERENCE

99 MAY -4 PM 3:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	662.50
CHECK	662.50

05/04/99 01 16:02 0001 1449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1456135