WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas McAdoo	SAME	080-04-035.00
(NAME)	(NAME)	
1804 South Hamiltion Road	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/23/02 09:13 1pgs
Fees:13.00 Taxes:391.83

20020823-0102011

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, **Sandra Shadowens**, MARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas McAdoo,** ~~XX~~ MARRIED 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 lot No. 7 on the Map of J.J. Pate's Subdivision of Lots 9, 10,12,11,20,21,22 and 23 on the Sheegog Property as of record in Book 843, page 43, Register's Office for said County. Said Lot No. 7 fronts 54 feet 8 inches on the northeasterly side of South Hamilton Road and runs back between parallel lines 158 feet 9 inches to the southeasterly line of Lot No. 10.

Being the same property conveyed to Dorothy Corbitt by Deed from James Jones Suratt and wife, Bessie Suratt dated 10/2/65, recorded 10/4/65 in Book 3942, page 418, Register's Office for Davidson County, Tennessee. The said Dorothy Corbitt died intestate on February 6, 1999, a resident of Davidson County, survived by her daughter as evidenced by Affidavits of Heirship being recorded in Instrument # X and Instrument #_____, Register's Office for Davidson County, Tennessee..

*20020923-0102010

unimproved
This is improved ☒ property, known as 1804 South Hamiltion Road, Nashville, TN 37218

(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/my hands this 8/19/02.

Sandra Shadowens
Sandra Shadowens

Lawrence Shadowens
Spouse

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Sandra Shadowens and Lawrence Shadowens and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 8/19/02

Commission expires:
5/20/06

Notary Public