BOOK 4158 PAGE 258

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry M. Shearon et ux (NAME:) | Guaranty Mortgage Co. (NAME:) | 2DA-52725 |
| 1917 ~~###~~ Dabbs Avenue (STREET ADDRESS OR ROUTE NUMBER) | Union St. (STREET ADDRESS) | Map 107-05 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | Par 61 |

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by Jerry M. Shearon and wife, Glenda T. Shearon, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert T. Presley and wife, Helen S. Presley, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto the said 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. 89 on the Plan of Bel-Air Section I as of record in Book 2900, pages 27 and 28, Register's Office for said County.

Said Lot fronts 63 feet on the southerly side of Dabbs Avenue and runs back 131 feet on the westerly line and 144.2 feet on the easterly line to a dead line in the rear, which is a broken line, on which it measures 64.9 feet.

Being the same property conveyed to Robert T. Presley and wife, Helen S. Presley by deed from Howard B. Moore and wife, Dixie L. Moore, as of record in Book 4102, page 628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a first mortgage held by Guaranty Mortgage Co., Nashville, Tennessee; and said mortgage being of record in Book 3411, page 153, Register's Office for Davidson County, Tennessee, executed on June 6, 1962. This conveyance is made subject to all restrictive covenants, easements, and setback lines that are applicable to the above described property.

This is unimproved ( ) improved ( ) property, known as 1917 Dabbs Avenue, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 hands this the 17 day of July, 19 67.

Robert T. Presley
Helen S. Presley

STATE TAX $ 2.25
PROBATE .50
TOTAL $ 2.75

PAID AUG 3 1967

AUG 3 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, R. L. Walker, a Notary Public in and for said County and State, the within named Robert T. Presley and wife, Helen S. Presley, the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of July, 19 67.

Commission expires My Commission Expires May 6, 1969

R. L. Walker
Notary Public

WARRANTY DEED

FROM Robert T. Presley et ux

TO Jerry M. Shearon et ux

This instrument was drawn by TOM G. COLEMAN, JR., Atty. 1200 Stahlman Bldg. Nashville, Tenn. 37201 INC. NASHVILLE, TENN.

82458

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 3 10 56 AM '67

NOTED: BOOK 117 PAGE 55
RECORDING FEE $ 2.00
DEP. REG. 4

DOCUMENTARY