This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building
Nashville, Tennessee

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jimmy Ray Shearls et ux	Murphree Mortgage Company	GO - 12937
(NAME)	(NAME)	
203 Fannin Drive	226 Third Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville Tenn	Nashville, Tennessee 37201	BOOK 4359 PAGE 843
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN and no/100 ($10.00) cash in hand paid by Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said Grantees of the unpaid principal balance of a note in the original amount of $13,700.00, to Murphree Mortgage Company, secured by a Deed of Trust to John W. Murphree, Trustee, of record in Book 3146, page 335, Register's Office for said County, payable as specified therein. (By instrument of record in Book 3172, page 452, said debt was assigned to Philadelphia Saving Fund Society) *Dollars,*

we, Joseph W. Janeway and wife, Jean E. Janeway,

have this day bargained and sold, and do hereby transfer and convey unto the said
Jimmy Ray Shearls and wife, Carol Eugenia Shearls,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Mansker Heights, as of record in Book 2900, page 10, Register's Office for said County.

Said lot fronts 110 feet on the westerly side of Fannin Drive and runs back 286.7 feet on the south line and 348.2 feet on the northerly line, which is a broken line to a dead line in the rear on which it measures 183.8 feet.

Being the same property conveyed to Joseph W. Janeway and wife, Jean E. Janeway, by deed from Modern Home Construction Company, Inc., as of record in Book 3136, page 539, said Register's Office.

This conveyance is made subject to (1) Restrictions filed in Book 2925, page 111, and (2) recorded plan shows an Owner's Certificate, a 125-foot set-back line from Fannin Drive, a 10-foot easement for public utilities along the rear and an anchor easement 2-1/2x20 feet at the northeast front corner of the lot. Purchasers assume 1969 taxes and balance in escrow account is transferred to them.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,450.00

Subscribed and sworn to before me, this the 22nd day of August 1969

My commission expires: Oct 22, 1969 (Affix Seal)

Affiant Jimmy Ray Shearls

Notary Public Ann Williams

This is unimproved ( ) improved (X) property, known as 203 Fannin Drive, Goodlettsville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
Jimmy Ray Shearls and wife, Carol Eugenia Shearls,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Jimmy Ray Shearls and wife, Carol Eugenia Shearls, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 22nd *day of* August, 1969, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph W. Janeway

Jean E. Janeway

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Joseph W. Janeway and wife, Jean E. Janeway, *a Notary Public in and for said County and State,*

the within named 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* 22nd *day of* August, *19* 69

Ann Williams *Notary Public*

Commission expires Oct 27, 1969

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires.....

WARRANTY DEED

FROM

JOSEPH W. JANEWAY, et ux

TO

JIMMY RAY SHEARLS, et ux

A 51820

IDENTIF. REFERENCE

AUG 25 2 48 PM '69

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

AUG25'69	CONV	15,450.00			
AUG25'69	S'TAX		A*	40.04	
AUG25'69	PR'FEE		A*	.50	
AUG25'69	W'DEED		A*	3.00	* 43.54

Compliments of

Guaranty Title

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Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
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NASHVILLE, TENNESSEE