BOOK 4429 PAGE 791

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Fogaros	First Federal	Map 118-7
(NAME)	(NAME)	
2702 Larmon Dr.	236-4th Avenue, North,	Par. 32
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211	Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 3014, page 567, Register's Office for Davidson County, Tennessee.

We, Bruce Shearin and ~~Ann~~ Ann Haynes Shearin,

have this day bargained and sold, and do hereby transfer and convey unto the said

John Fogaros and wife, Opal Fogaros,

their ~~successors~~ *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Berrywood, being in the Sixth Civil District of said County, as of record in Book 1835, page 24, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Larmon Avenue at the corner of Lots No. 39 and 41; thence with the line between said lots, easterly 115 feet to a point; thence southeasterly 54 feet to a point; thence southerly 49 feet to the corner of Lots No. 38 and 39; thence with the line between said lots, westerly 157.2 feet to the easterly margin of Larmon Avenue; thence with the margin of the same, northerly 78 feet to the point of beginning.

Being the same property conveyed to Bruce Shearin and wife, Ann Haynes Shearin, by deed from J. H. Mayberry and wife, Pollye Harper Mayberry, of record in Book 3761, page 571, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,650.06

Affiant

Subscribed and sworn to before me, this the 6 day of July 1970

Notary Public

My commission expires 5/7/74

(Affix Seal)

This is unimproved ( ) improved ( ) property, known as ..... (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

John Fogaros and wife, Opal Fogaros, 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 as noted above and below:

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

John Fogaros and wife, Opal Fogaros, their ~~successors~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 6th *day of* July, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

This conveyance is also subject to restrictive covenants in Book 1786, page 361, and Book 1855, page 478, public utility easement in Book 1835, page 24, and Book 1969, page 334, Register's Office for said County, and 1970 taxes which are assumed by Grantees.

Bruce Shearin

Ann Haynes Shearin

This Instrument Was Prepared By

Phillip Saindon

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Jessie N. Hargis, *a Notary Public in and for said County and State,* Bruce Shearin and ~~XXXX~~ Ann Haynes Shearin, *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* 6th *day of* July, *19*70

Jessie N. Hargis
Notary Public at large for State of Tennessee

Commission expires January 23, 1972

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 .....

OAKES AND SMITH
REALTY CO., INC.

WARRANTY DEED

FROM

BRUCE SHEARIN, ET ~~UX~~ AL

TO

JOHN FOGAROS, ET UX

JUL-8 70 CONV 15,650.00
JUL-8 70 S'TAX A* 40.82
JUL-8 70 PR'FEE A* .50
JUL-8 70 W'DEED A* 3.00 * 44.32

A 8 2 9 6 9

IDENTIF. REFERENCE

JUL 8 9 32 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON