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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31245

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June

Notary Public

MY COMMISSION EXPIRES: 11-29-1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney 217 Shady Grove Road Nashville, Tennessee 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Shearon, Sr. (NAME)	Mortgage Associates (NAME)	
4266 Nepal Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 28146 (STREET ADDRESS)	75-6
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	82

FOR AND IN 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, Alberto Luis Volpe, Jr. and wife, Joseta G. Volpe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Shearon, Sr. and wife, Norma S. Shearon

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:

Being Lot No. 322 on the Plan of Hermitage Estates, Section 2, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 322 fronts 74.0 feet on the northwesterly margin of Nepal Drive and runs back between lines measuring 128.35 feet on the northeasterly line and 125.0 feet on the southwesterly line to a broken line in the rear measuring 98.59 feet thereon.

Being the same property conveyed to Alberto Luis Volpe, Jr. and wife, Joseta G. Volpe by deed from Jon Howard Hines and wife, Betty K. Hines, as of record in Deed Book 4582, page 701, in the Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument in Book 4582, page 703, in said Register's Office for said County.

The Escrow Account as it relates to this property is hereby transferred to the Grantee, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 4266 (House Number) Nepal Drive (Street) (P. O. Address) Hermitage (City or Town) 37076 (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 hand & this 24th day of June, 19 74

Alberto Luis Volpe Jr.

Joseta G. Volpe

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alberto Luis Volpe, Jr. and wife, Joseta G. Volpe

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 24th day of June 19 74.

Commission expires 11-20-1976

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Alberto Luis Volpe, Jr.et ux

TO

Thomas J. Shearon,Sr. et ux

C 6 0 5 7 4

IDENTIF. REFERENCE

JUN 26 1 44 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

JUN26'74	CONV	31,245.00				
JUN26'74	S'TAX		A*	81.12		
JUN26'74	PB'FEE		A*	.50		
JUN26'74	WDEED		A*	4.00	*	85.62