THIS INSTRUMENT PREPARED BY:

DAVID B. HERBERT

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
90-8-192	Mr/Mrs Henry A. Shearer	Mortgage Corp. of the South P. O. Box 10726 Birmingham, Alabama 35202
FIELD BOOK NUMBER(S) 8DA-28684	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 745 Croley Drive	LOAN OR ACCOUNT NO. 86784
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG20[illegible]	CONV	19,500.00			
AUG20[illegible]	S'TAX		B*	50.70	
AUG20[illegible]	PR'FEE		B*	.50	
AUG20[illegible]	W'DEED		B*	4.00	* 55.20

MATTIE M. WARREN , unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto HENRY A. SHEARER and wife, ALMA SHEARER

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 9 Jameswood Subdivision, as of record in Book 3842, page 162.

Said Lot No. 9 fronts 48.5 feet on the westerly side of Croley Drive and extends back between lines measuring 113.6 feet on the northerly line and 123.5 feet on the southerly line, to a broken line in the rear on which it measures 50.3 feet.

Being the same property conveyed to Mattie M. Warren, by deed from Associated Brokers, Inc., as of record in Book 4325, page 28.

This conveyance is made subject to restrictions in Book 4192, page 516.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except for 1976 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 18th day of August , 1976.

Mattie M. Warren

Mattie M. Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5059 PAGE 589

Before me, Douglas A. Bruce, a Notary Public in and for the State and County aforesaid, personally appeared the within named Mattie M. Warren, unmarried the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 18th day of August, 1976.

My commission expires: 4-23-78

Douglas A. Bruce
Notary Public

DOUGLAS A. BRUCE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 19,500.00 Amount

Henry A. Shearer

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 1976

MY COMMISSION EXPIRES 4-23-78 (AFFIX SEAL)

Douglas A. Bruce
Notary Public

DOUGLAS A. BRUCE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

MATTIE M. WARREN

TO

HENRY A. SHEARER AND WIFE

D 6 4 2 1 5

IDENTIF. REFERENCE

AUG 20 2 33 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Return to: KELLEY, HERBERT & CRAWFORD
23rd Flr., L & C Tower
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____
Notary Public