This Form furnished by Attorneys Title Company, Inc.

BOOK 5096 PAGE 821 Form No. WD-2

FROM 23d 03063

J. B. ELIZER and wife,

FRANCES G. ELIZER

TO

DAVID M. SHEARON and wife,

PATRICIA W. SHEARON

For draftsman's use
This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Shearon & wife	Same	Map 72-4
Patricia W. Shearon (NAME)	(NAME)	
Lot 7, McAlpine Ave.		Parcel 303
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

Dec 15 10 50 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

D81248

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 4,500.00 David M. Shearon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF Dec 1976

Notary Public

MY ~~COMMISSION~~ EXPIRES: 1 Sep Rep

(AFFIX ~~SEAL~~)

For and in Consideration of the sum of --------Ten Dollars and No/100---------

----------($10.00)----------DOLLARS

cash in hand paid by David M. Shearon and wife, Patricia W. Shearon, and other good and valuable considerations, receipt of which is hereby acknowledged.

J. B. ELIZER and wife, FRANCES G. ELIZER,
GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said
DAVID M. SHEARON and wife, PATRICIA W. SHEARON, 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 the southerly one-half of Lot No. 7 of block "D" of the County Club Estates as of record in Book 843, page 95, Register's Office for said County.

Said one-half of Lot No. 7 fronts 50 feet on McAlpine Avenue and runs back 175 feet between parallel lines.

Being the same property conveyed to J. B. Elizer by deed from John T. Dennison and wife, Frances L. Dennison of record in Book 4678, page 192, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a 20-foot permanent easement and a 10-foot temporary easement of record in Book 4260, page 271, said Register's Office for sewers, running across the rear portion of the property. Restrictive covenants of record in Book 1284, page 287, Register's Office for Davidson County, Tennessee.

BOOK 5096 PAGE 822

WD-2

This is { unimproved / improved } (X) property, known as Lot 7, McAlpine Avenue, Nashville, Tennessee
(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. except of record.

And we, Grantors 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.

Witness our hand s this 15th day of Dec, 1976

J. B. Elizer
(J. B. ELIZER)

Frances G. Elizer
(FRANCES G. ELIZER)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. B. Elizer and wife, Frances G. Elizer

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 15th day of December, 1976

Jean P. Youmans, Notary Public.

JEAN P. YOUMANS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires October 13, 1980

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 .

DEC 15 '76 CONV *4,500.00
DEC 15 '76 STAX B* 11.70
DEC 15 '76 PR'FEE B* .50
DEC 15 '76 W'DEED B* 4.00 * 16.20

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

, Notary Public.

Commission expires .