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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 $ 67,000.00

Mary Potts Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 1977.

Geo. H. Cate
Notary Public

MY COMMISSION EXPIRES: My Commission Expires July 29, 1978
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Geo. H. Cate, Attorney, 510 Stahlman Bldg., Nashville, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael G. Shears (NAME)	Same (NAME)	92-16
#113 4525 Harding Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	147
Nashville, TN. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	10W 07430

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, I, Mary Potts Anderson, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Graham Shears and Pong Moon Chang

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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of John H. Williams' First Subdivision of Block 147 and 148 in Boyd's Home Tract, as of record in Book 57, Page 154, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the easterly side of 20th Avenue, South (formerly Boyd Avenue) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Potts Anderson, by deed from Herbert F. Jones and wife, Mary F. Jones, of record in Book 2864, Page 557, Register's Office for Davidson County, Tennessee.

Taxes for 1977 have been pro-rated and are assumed by Grantees.

unimproved ( )
This is improved (X) property, known as 114 20th Avenue, South Nashville, TN. 37203
(House Number) (Street) (P. O. Address) (City or Town) (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 my hand this 28th day of February, 1977

Mary Potts Anderson

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Rec. H. Cate, a Notary Public in and for said County and State, the within named Mary Potts Anderson

the bargainor, 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 Nashville, Tennessee, this 28th day of February 1977

Commission expires My Commission Expires July 19, 1978

Rec. H. Cate
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 (his oath / their several oaths) acknowledged (himself / themselves) 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
Mary Potts Anderson

TO
Michael Graham Shears and
Rong Moon Chang
Main Hills Professional Park
Goodlettsville, Tenn

D 9 1 3 4 2

IDENTIF. REFERENCE

FEB 28 3 50 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

FEB 28 77	CONV	67,000.00			
FEB 28 77	S'TAX		S*	174.20	
FEB 28 77	R'FEE		S*	.50	
FEB 28 77	MDEED		S*	4.00	* 178.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.