THOMPSON and CRAWFORD
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23th DAY OF November, 19 77

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward James Shear and wife, Loretta M. Shear (NAME)	Diversified Mortgage Company (NAME)	42-7-36
813 Nesbitt Lane (STREET ADDRESS OR ROUTE NUMBER)	2509 West End Avenue (STREET ADDRESS)	
Nashville, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	

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, James R. Curry, Jr., and wife, Katherine S. Curry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward James Shear and wife, Loretta M. Shear

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. 80 on the Plan of Bonnie Brae, Section II, of record in Book 2330, page 123, Register's Office for said County.

SAID Lot No. 80 fronts 137.19 feet on the southeasterly side of Nesbitt Drive and runs back between lines, 389.8 feet on the southwesterly line and 338.9 feet on the northeasterly line to a dead line in the rear on which it measures 84.3 feet.

BEING the same property conveyed to James R. Curry, Jr., and wife, Katherine S. Curry by deed from Paul D. Bowman and wife, Judy Ann Bowman of record in Book 4928, page 367, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following encumbrances:
(1) 1977 taxes, to be prorated and assumed by Grantees.
(2) Restrictive covenants contained in instrument of record in Book 2695, page 103; as corrected in Book 2695, page 623, said Register's Office.
(3) The Plan of record in Book 2330, page 123, said Register's Office, shows an owner's certificate, a 100-foot minimum building setback line from Nesbitt Lane, a 10-foot easement for public utility purposes along the rear line of said lot, a 1.5 x 15-foot utility anchor easement located on the northeast corner of said lot, and a 8-foot overhang easement across the front portion of said lot.

This is unimproved ( ) improved (X) property, known as 813 Nesbitt Lane, Nashville, Tennessee 37115
(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 our hands this 23th day of November, 19 77

James R. Curry, Jr.

Katherine S. Curry

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Marian R. Curry, a Notary Public in and for said County and State, the within named James R. Curry, Jr., and wife, Katherine S. Curry

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 23rd day of November 19 77

Commission expires 4-22-81

Marian R. Curry
Notary Public

MARIAN R. CURRY NOTARY PUBLIC AT LARGE STATE OF TENN.

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 James R. Curry, Jr., and wife, Katherine S. Curry

TO Edward James Shear and wife, Loretta M. Shear

E 51009

IDENTIF. REFERENCE

FEB 16 4 19 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB16 78	CONV	42,700.00		
FEB16 78	S'TAX		B*	111.02
FEB16 78	PR'FEE		B*	.50
FEB16 78	W'DEED		B*	4.00
			*	115.52