BOOK 5266 PAGE 878

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,921.42

Jeffrey J. Shearer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 19 78.

Notary Public

MY COMMISSION EXPIRES: 9-27-81
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 AMERICAN TRUST BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY J. SHEARER (NAME)	ENGEL MORTGAGE COMPANY (NAME)	104-10
3202 Overlook Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	Par 156
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	26W 07745

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, M. L. LEMMONDS and wife, RUTH M. LEMMONDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY J. SHEARER and wife, MARGARET L. FRANCE

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. 159 of Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and being described by survey of John Kohl dated October 18, 1976, as follows:

SAID Lot No. 159 fronts 70 feet on the northerly side of Overlook Drive (formerly Hillside Drive) and extends back 180 feet on the westerly side line and 180 feet on the easterly side line to the rear line which measures 70 feet thereon.

BEING the same property conveyed to M. L. Lemmonds and wife, Ruth M. Lemmonds by deed from Johnnie M. Scoggins and wife, Shirley N. Scoggins of record in Book 5253, page 38, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5082,page 974, Register's Office for Davidson County, Tennessee.

M. L. Lemmonds and Maynard L. Lemmonds are one in the same person.

This is { unimproved (X) / improved (X) } property, known as 3202 Overlook Drive, Nashville, Tennessee 37212
(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 hand s this 28th day of March, 1978

x Maynard L. Lemmonds — x Ruth M. Lemmonds

M. L. LEMMONDS — RUTH M. LEMMONDS

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maynard L. Lemmonds and wife, Ruth M. Lemmonds

the bargainors, 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 28th day of March 1978

Commission expires 9-27-81

Janice A Byrd
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
M. L. LEMMONDS ET UX RUTH M. LEMMONDS

TO
JEFFREY J. SHEARER ET UX MARGARET L. FRANCE

E 56896

IDENTIF. REFERENCE

MAR 29 2 35 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTELMAN, A.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

FILE BOX 9

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 29 78	CONV	32,921.42			
MAR 29 78	S'TAX		B*	85.54	
MAR 29 78	PR'FEE		B*	.50	
MAR 29 78	W'DEED		B*	4.00	* 90.04