13th Floor, Third National Bank Bldg. Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5578 PAGE 458

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael G. Shears	Same	Map 131-2
(NAME) Broyles Lane	(NAME)	Parcel 111
(STREET ADDRESS OR ROUTE NUMBER) Franklin, Tennessee 37064	(STREET ADDRESS)	16 DA 27250
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Seventeen Thousand Five Hundred and no/100 ($17,500.00) *Dollars,*

cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged,

we, Martin L. Zeitlin and John D. Whalley

have this day bargained and sold, and do hereby transfer and convey unto the said Michael G. Shears, his

XXXXXXXXX *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Lot No. 8 of Block 1 on the Map of Overton Hills, of record in Book 843, page 66, Register's Office, Davidson County, Tennessee.

Said Lot No. 8 fronts 100 feet on the north side of Galbreath Drive and runs back 350 feet on the east line and 296.2 feet on the west line, to a dead line in the rear measuring 113.9 feet thereon.

Being part of the same property conveyed to John D. Whalley and Martin Zeitlin, by deed from Cherokee Equity Corporation, of record in Book 4653, page 691, said Register's Office.

Said Lot No. 8 is not the principal or usual place of residence of either of the grantors herein.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $17,500.00

Subscribed and sworn to before me, this the 6th day of March 19 80

Affiant Michael G. Shears

My commission expires: May 3 1981 (Affix Seal)

Notary Public Diane Parker

This is unimproved (X) improved ( ) property, known as 2032 Galbreath Drive, Nashville, Tenn. 37215
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Michael G. Shears, his *(successors), heirs and assigns forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for easements and restrictions of record and 1980 taxes, a lien but not yet due.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Michael G. Shears, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 5th day of March, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Martin L. Zeitlin

John D. Whalley

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Christian A. Horswell, *a Notary Public in and for said County and State,* John D. Whalley

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 5th *day of* March, *1980*

Notary Public

Commission expires October 15, 1983

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*.....

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

.....*Notary Public*

Commission expires.....

State of Tennessee)
County of ~~Davidson~~ Williamson)

Personally appeared before me, Wanda Brewer, Notary Public in and for said County and State, Martin L. Zeitlin, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~ Franklin, Tennessee, this 6th day of March, 1980.

Wanda J. Brewer
Notary Public

My Commission Expires:

6-15-81

WARRANTY DEED

FROM
Martin L. Zeitlin and John D. Whalley

TO
Michael G. Shears

114 20th Ave S.
Suite 110

F 80562

IDENTIF. REFERENCE

MAR 14 9 11 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5578 PAGE 460

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			17500.00- CO	
			45.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	52.00-
7845A03/14/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 80562

IDENTIF. REFERENCE T

MAR 14 9 11 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 746964