This Instrument Prepared By: Christian A. Horsnell, Esq., 13th Floor, Third National Bank Building, Nashville, TN 37219

WARRANTY DEED

BOOK 5613 PAGE 606

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael G. Shears	Same	Map 131-2
(NAME)	(NAME)	
Broyles Lane		Parcel 110
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, Tennessee 37064		16 DA 27245
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SIXTY-THOUSAND and NO/100's ($60,000.00)

Dollars,

cash in hand paid, the receipt and sufficiency of which is hereby acknowledged,

we, John D. Whalley and Martin L. Zeitlin,

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

~~XXXXXX~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of Block 1, on the Plan of Overton Hills Subdivision, as of record in Book 843, page 66, Register's Office for Davidson County, Tennessee, described according to a survey made by James L. Murphy, Jr., dated January 5, 1976, as follows:

Said Lot No. 7 fronts 100 feet on the northerly side of Galbraith Drive and runs back 242.59 feet on the westerly line and 296.03 feet on the easterly line to a line in the rear which measures 113.52 feet thereon.

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

This conveyance is subject to an agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 3986, page 375, said Register's Office and 1980 taxes, a lien but not yet due.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 16th day of June 1980

Affiant Michael G. Shears

My commission expires 5-5-83 (Affix Seal)

Notary Public Shirley Zeitlin

This is improved (X) unimproved ( ) property, known as 2034 Galbraith Drive, Nashville, Tennessee 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

~~XXXXXX~~,

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 as noted herein.

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

~~XXXXX~~ *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 16th *day of* June, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

JOHN D. WHALLEY

MARTIN L. ZEITLIN

BOOK 5613 PAGE 607

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John D. Whalley and Martin L. Zeitlin, *the within named 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* 16th *day of* June, *19*80.

S. Shirley Zeitlin
Notary Public

SHIRLEY ZEITLIN NOTARY PUBLIC DAVIDSON COUNTY

Commission expires 1-15-83

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 .....

WARRANTY DEED

FROM

TO

RUSH

F93747

F.93748

IDENTIF. REFERENCE

Jun 17 10 14 AM '80

FELIX E. [illegible] 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

RECEIVED OF ~~BOOK 5613 PAGE 608~~

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
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 162.50-	
4634A06/17/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.93747

IDENTIF. REFERENCE

JUN 17 10 14 AM '80

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

No. 763106