OFFICIAL RECEIPT

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James Edward Shearon (NAME)	Same (NAME)	25W-4405
3606 Pilcher Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	104-1-252
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

641

RECORDED 1982 JUN 3 8:59 AM

CHECK

WARRANTY DEED

BOOK 5893 PAGE 660

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged.

EDWIN A. GROVES and wife, LINDA J. GROVES have bargained and sold, and by these presents do transfer and convey unto the said JAMES EDWARD SHEARON and wife, PAULA T. SHEARON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Pendergrass' Subdivision of Lots Nos. 175 and 176, in West Grove Plan of Lots, of record in Book 547, page 185, described as follows:

Beginning on the northerly margin of Pilcher Avenue, 160 feet west of the westerly margin of Pendergrass Avenue, formerly 36th Avenue North; thence with the northerly margin of Pilcher Avenue, westwardly 100 feet to the easterly margin of an alley; thence with said alley northwardly 75 feet to a turn in said alley; thence westwardly 5 feet; thence northwardly 75 feet to the southerly margin of another alley; thence with the southerly margin of the last mentioned alley, eastwardly 30 feet to the corners of Lots Nos. 3 and 4; thence with the line between said two lots southwardly 147 feet, more or less, to the beginning.

Being the same property conveyed to Edwin A. Groves and wife, Linda J. Groves by deed from Lee R. Maples and wife, Beatrice Baker Maples by deed of record in Book 5825, page 942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record, as of record in Register's Office for said County.

Information for this deed is provided by parties herein.

unimproved ( )
This is improved (XX) property, known as 3606 Pilcher Avenue (House Number) (Street)
Nashville Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 1st day of June, 19 82.

Edwin A. Groves
EDWIN A. GROVES

Linda J. Groves
LINDA J. GROVES

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 5893 PAGE 661

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edwin A. Groves and wife, Linda J. Groves

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 1st day of June, 1982

My commission expires 7-21-84 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 32,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 1st day of June, 1982.

My commission expires 4-21-85 Notary Public

Filed

This instrument was prepared by:

Rick M. Johnson, Suite 200, 430 Third Ave. No., Nashville, Tennessee 37201

Name Address

6941

IDENTIFICATION REFERENCE

JUN 3 12 32 PM '82

FELIX A. NELSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM Edwin A. Groves and wife, Linda J. Groves

TO James Edward Shearon and wife, Paula T. Shearon

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

PREPARED BY:
Rick M. Johnson
Suite 200, 430 Third Ave. N.
Nashville, Tennessee 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5893 PAGE 662

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
			32000.00- CO	
			83.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	89.70-
			0641A06/03/62 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 9 4 0 4 1

IDENTIF. REFERENCE

JUN 3 12 32 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 884464