3042

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
James Edward Shearon, etux	SAME	92-13
(NAME) 3811 Park Avenue	(NAME) 1024 RODNEY	Parcel 119
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tn 37205	11W-70845
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 5939 PAGE 357

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

Cash in hand paid by the hereinafter named grantee(s) 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:

Being Lot No. 5 and the east 25 feet on Lot No. 6 on Block 14 on the Map of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, page 160, and 161, Register's Office for said County.

Said lot and part of said lot adjoin and front together 75 feet on the south side of Park Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edwin A. Groves and wife, Linda J. Groves by deed from Rick M. Johnson, Substitute Trustee, of record in Book 5678, page 284, Register's Office for Davidson County, Tennessee.

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

1982 Taxes are assumed in full by buyer.

unimproved ( )
This is improved (x) property, known as 3811 Park 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 16th day of September, 1982.

Edwin A. Groves

Linda J. Groves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5939 PAGE 358

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 16th day of September, 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 $ 28,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James E. Shearon

Sworn to and subscribed before me this 16 day of September, 1982.

My commission expires 7-21-84 Notary Public

This instrument was prepared by:

Name	Address
Rick M. Johnson, Suite 200, 430 Third Ave. No., Nashville, TN. 37201	

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
Sep 20 3 00 PM '82
IDENTIF. REFERENCE
80203

09/20/82 79.30- CHECK
9750

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, Atty.
Suite 200, 430 Third Ave.N.
Nashville, Tennessee 37201
244-1568

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5939 PAGE 359

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
			28000.00- CO	
			72.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	79.30-
9750A	09/20/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H09203

IDENTIF. REFERENCE

SEP 20 3 00 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 900595