OFFICIAL RECEIPT

BOOK 5968 PAGE 843

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Michael G. Shears 114 20th Ave So Nashville, Tn. 37203	Same	130-5A-16

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, James I. Vance Berry, Trustee (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Michael G. Shears (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"):

> Being Lot No. 16 on the Plan of Bellebrook of record in Book 5200, page 442, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being a part of the property conveyed to James I. Vance Berry, Trustee, by deed from Michael G. Shears and wife, Katherine B. Shears, of record in Book 5797, page 314, Register's Office for said County.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> 1. Real estate taxes for the current year which have been prorated between the parties. Grantor will be responsible for the payment of taxes.
>
> 2. Restrictive Covenants contained in instrument of record in Book 5938, page 212, Register's Office for Davidson County, Tennessee.
>
> 3. Easements, setback lines, conditions of Owner's Certificate and other matters appearing upon the recorded Plan of Bellebrook.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me this 16th day of November, 19 82.

Notary Public
My commission Expires: 7/27/85

OFFICIAL RECEIPT
FELIX Z. WILSON, II

This is unimproved property. BOOK 5968 PAGE 844

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does forever covenant and bind himself, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor executes this instrument in his capacity as Trustee for Nickel-Case Joint Venture, the beneficial owner of the Property, pursuant to the authority of a Land Trust Agreement of record in Book 5797, page 308, said Register's Office, and not personally or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on this 16th day of November, 1982.

James I. Vance Berry, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dyra K. Medlock, a Notary Public in and for said County and State, the within named James I. Vance Berry, Trustee, the bargainor, wit 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 16th day of November, 1982.

Notary Public

My commission expires: 2/12/86

H 18755 IDENTIF. REFERENCE
NOV 24 10 11 AM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5968 PAGE 845

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-
1773A11/24/62 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 8 7 5 5

IDENTIF. REFERENCE

Nov 24 10 11 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 912171