FORM NO. WB-1

BOOK 6027 PAGE 495

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF March, 1983.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jess S. & Carolyn T. Shearin (NAME)	Same (NAME)	Map 83-13
1514 Covington Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 488
Brentwood, Tn. 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	23W-2705

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David Lynn Bruce and wife, Shirley Curtis Bruce

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jess S. Shearin and wife, Carolyn T. Shearin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 111 on the plan of Edgefield Land Company's First Subdivision, of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to David Lynn Bruce and wife, Shirley Curtis Bruce by deed from William Robert Bruce, et ux et al, of record in Book 4818, page 168, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to such restrictive Covenants, easements and setback lines of record in Register's Office for Davidson County, Tennessee

Taxes for 1983 have been pro-rated and assumed by Grantees

This is ~~unimproved~~ ( ) ~~improved~~ ( ) ~~property~~ known as 1609 Shelby Avenue (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37206 (Postal Zip)

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 unincumbered 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. Wherever 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 hand S this 24th day of March, 19 83

David Lynn Bruce
David Lynn Bruce

Shirley Curtis Bruce
Shirley Curtis Bruce

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Lynn Bruce and Shirley Curtis Bruce

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 24th day of March 1983

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he / they) as such and being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at on this the day of 19

My commission expires

Notary Public

H 3 8 4 5 2

IDENTIF. REFERENCE

MAR 28 10 17 AM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

David Lynn Bruce and wife,
Shirley Curtis Bruce

TO

Jess S. Shearin and wife,
Carolyn T. Shearin

File Box 24

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6027 PAGE 437

FOR _____

44

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			14000.00- CO	
			36.40 MO TX	
		VD	36.40- MO TX	
			36.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	42.90-
			6080A03/28/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 8 4 5 2

IDENTIF. REFERENCE

MAR 28 10 17 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 937945