LIMITED WARRANTY DEED

FORM NO. WD-1

BOOK 6056 PAGE 402

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,500.00

David Shearon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF May, 19 83

Patricia S. Spicer
Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA S. SPICER, ATTORNEY
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Shearon (NAME)	Same (NAME)	15DA-12125
339 Brick Church Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72-6-257
White's Creek TN. 37189 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, A. D. Carden, Trustee with full power to sell, convey, transfer and encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Shearon and wife, Patricia W. Shearon

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:

LAND in Davidson County, Tennessee, being a triangular strip out of the northeast corner of Lot No. 15 and all of Lot No. 16 except a triangular strip out of the southwest corner of the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, page 44, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of Maxey Avenue or Lane at the corner of Lot Nos. 16 and 17; thence with the line between said two lots, southwardly 200 feet to the northerly margin of an alley; thence with said alley, westwardly 44 feet to a point 6 feet east of the easterly line of Lot No. 15; thence northwardly 200 feet, more or less, to the southerly margin of Maxey Avenue or Lane, at a point 6 feet west of the corner of Lot Nos. 15 and 16; thence with said Avenue or Lane, eastwardly 56 feet to the beginning.

BEING the same property conveyed to the grantor herein by Substitute Trustee's Deed from Patricia S. Spicer, Trustee, which is being placed of record simultaneously herewith.

This is unimproved (X) improved ( ) property, known as 1110 McGavock Pike, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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 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. 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. It is expressly understood that the warranties herein are made only as to claims arising by or through the grantor and no ** further or otherwise.

Witness my hand this 12th day of May, 19 83

A. D. Carden, Trustee

**further or otherwise.

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6056 PAGE 403

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. D. Carden, Trustee

the bargainor, with 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 12th day of May 1983

Commission expires 7-17-83

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

LIMITED

WARRANTY DEED

FROM

A. D. Carden, Trustee with full power

TO

David Shearon

H 4 7 7.7 7

IDENTIF. REFERENCE

MAY 13 3 53 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PATRICIA S. SPICER
ATTORNEYS AT LAW
1008 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6056 PAGE 401

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			550.00- CO	
			14.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	20.80-
7466A05/13/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 7 7 7 7

IDENTIF. REFERENCE

MAY 13 3 53 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948961