FORM NO. WD-1

BOOK 6060 PAGE 410

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$96,900.00 Ward B. Browning
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF May, 1983

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ward B. & Barbara S. Browning (NAME)	Bailey Mortgage Company (NAME)	Map 64-8
%Browning-Cooper Enterprises 4520 Woodside Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1389 (STREET ADDRESS)	Par 52
Old Hickory, Tn. 37138 (CITY) (STATE) (P O ZIP)	Jackson, Mississippi 39205 (CITY) (STATE) (ZIP)	5D-50108

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, Jess S. Shearin and wife, Carolyn Shearin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ward B. Browning, Jr. and wife, Barbara S. Browning

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. 41 on the Plan of Woodside Subdivision, Section One, of record in Book 5050, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jess S. Shearin and wife, Carolyn Shearin by deed from Benson K. Merritt and wife, Bonnie R. Merritt of record in Book 5820, page 556, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Bailey Mortgage Company of record in Book 5326, page 147, said Register's Office. The escrow account to be transferred to Grantees

THIS conveyance subject to Restrictive Covenants of record in Book 5165, page 321, and such easements and setback lines of record in Book 5050, page 75, Register's Office for Davidson County, Tennessee.

05/20 253.44 CHECK

This is { unimproved ( ) / improved (X) } property known as 4520 Woodside Road (House Number) (Street) Old Hickory Tn 37138 (P. O. Address) (City or Town) (State)

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.

Witness our hands this 19th day of May, 19 83

Jess S. Shearin

Carolyn Shearin

6995

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jess S. Shearin and Carolyn Shearin

the bargainor S, 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 19th day of May 19 83

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 (their several oaths) acknowledged (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

WARRANTY DEED

FROM
Jess S. Shearin and wife,
Carolyn Shearin

TO
Ward B. Browning, Jr. and wife,
Barbara S. Browning

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

H 49050

IDENTIF. REFERENCE

MAY 20 10 34 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6060 PAGE 412

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
			96900.00- CO	
			251.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	258.44-
			8995A05/20/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 9 0 5 0 -

IDENTIF. REFERENCE

MAY 20 10 34 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 950436