THIS INSTRUMENT PREPARED BY:
O'Hare, Sherrard & Roe
Fourth Floor, St. Cloud Corner
Nashville, TN 37219

BOOK 6074 PAGE 111

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Thomas J. Sherrard, III and wife, Dana D. Sherrard 4308 Iroquois Avenue Nashville, TN 37205	Metropolitan Federal Savings & Loan Association 230 4th Ave. No. Nashville, TN 37219	130-3-56

FOR AND IN CONSIDERATION of the sum of Two Hundred and Seventy-three Thousand Dollars ($273,000.00) Richard L. Prager and wife, Linda Prager, (hereinafter referred to as the "Grantor"), have bargained and sold, and do hereby transfer and convey unto Thomas J. Sherrard, III and wife, Dana D. Sherrard (hereinafter referred to as the "Grantee"), and to the said Grantee's heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being part of Lot No. 166 and all of Lot No. 168 on the Plan of a part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, page 102 and 103, Register's Office for Davidson County, Tennessee.
>
> BEGINNING at an iron pin in the northerly side of Iroquois Avenue; thence North 4°41' East 383.4 feet to a point; thence South 85°30' East 208.9 feet to a point on the westerly side of Royal Oaks Place; thence South 4°30' West to a point on the northerly side of Iroquois Avenue; thence North 83°27' West 210.2 feet to the point of beginning.
>
> Being the same property conveyed to Grantor by deed of record in Book 5740, Page 80, said Register's Office.

This is improved property, known as 4308 Iroquois Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and the said Grantee's heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for Installment Deed of record in Book 5740, Page 80, ROD / Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns, against the lawful claims of all persons.

Witness our hands this 10 day of June, 1983.

Richard L. Prager

Richard L. Prager

Linda Prager

Linda Prager

H 5 3 6 0 2

IDENTIF. REFERENCE

JUN 13 2 31 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6074 PAGE 112

Before me, GARY O. GREGORY, a Notary Public in and for the County and State aforesaid, personally appeared Richard L. Prager and wife, Linda Prager, the within named 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 seal, at office in Nashville, Tennessee, this 10th day of June, 1983.

Gary O. Gregory
Notary Public

My Commission Expires:

10-19-86

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $273,000.00.

Richard L. Prager
Affiant

Subscribed and sworn to before me, this the 10th day of June, 1983.

Gary O. Gregory
Notary Public

My Commission Expires:

10-19-86

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6074 PAGE 113

RECEIVED OF _____

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
			273[illegible].00- CO	
			709.00 CO TX	
			.50 PRFEE	
			6.00 MOEED	
			CHECK	716.00-
			4513A06/13/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 3 6 0 2

IDENTIF. REFERENCE

JUN 13 2 32 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 955802