return to:
WALT, DYER & JAMES
ATTORNEYS AT LAW
C-301, 2002 RICHARD JONES RD.
NASHVILLE, TN 37215

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

WARRANTY DEED

BOOK 6076 PAGE 979

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers
John Baeder and wife, Jane Braddock 1025 Overton Lea Road Nashville, TN 37205	same	149-4-40 Filed BK OH-11494

FOR AND IN CONSIDERATION of the sum of Two Hundred and Thirty-five Thousand Dollars ($235,000.00) Thomas J. Sherrard, III and wife, Dana D. Sherrard, (hereinafter referred to as the "Grantor"), have bargained and sold, and do hereby transfer and convey unto John Baeder and wife, Jane Braddock (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 Lot No. 4 on the Plan of a part of the Overton Lea Estate, Lealand Manor, Fifth Addition, Block "A", not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:
>
> BEGINNING on the southerly margin of Overton Lea Road, at the corner of Lot Nos. 3 and 4; thence with the line between said lots, southwardly 387.6 feet to the northerly margin of Ridgeview Drive (proposed); thence with the northerly margin of said Drive, eastwardly 203.47 feet to the corner of Lot Nos. 4 and 5; thence with the line between said lots northwardly 449.2 feet to the southerly margin of Overton Lea Road; thence with the southerly margin of said road, westwardly 245 feet to the beginning, containing 2.11 acres, more or less.
>
> Being the same property conveyed to Grantor by deed of record in Book 5446, Page 530, said Register's Office.
>
> This conveyance is subject to restrictions of record in Book 1081, page 643, as amended in Book 1714, page 134, said Register's Office.

This is improved property, known as 1025 Overton Lea Road, 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. 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.

05/16 317.50- 5534

5534

Witness our hands this 10th day of June, 1983.

Thomas J. Sherrard, III

Dana D. Sherrard

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, [illegible], a Notary Public in and for the County and State aforesaid, personally appeared Thomas J. Sherrard, III and wife, Dana D. Sherrard, 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 10 day of June, 1983.

Notary Public

My Commission Expires:

4-19-87

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $235,000.00.

Affiant

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

Notary Public

My Commission Expires:

4-19-87

H 5 4 4 8 1

IDENTIF. REFERENCE

JUN 16 12 29 PM '83

FELIX Z. WHITE, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF BOOK 6076 PAGE 981

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
			235000.00- CO	
			611.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 617.50-	
5524A06/16/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 4 4 8 1

IDENTIF. REFERENCE

JUN 16 12 29 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 956785