File 24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Emma Dean Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 83.

H. Houston Hagar
Notary Public

MY COMMISSION EXPIRES: 4-22-84 19 10

(AFFIX SEAL)

BOOK 6087 PAGE 902

THIS INSTRUMENT WAS PREPARED BY
H. Houston Hagar, Atty. 4021 Timberview Lane, Hermitage, Tenn. 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jess S. and Carolyn T. Shearin (NAME)	Jess S. Shearin, et ux (NAME)	94 -2 87
1514 Covington Dr. (STREET ADDRESS OR ROUTE NUMBER)	1514 Covington Dr. (STREET ADDRESS)	
Brentwood, Tenn. 37027 (CITY) (STATE) (P. O. ZIP)	Brentwood, Tenn. 37027 (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(I), Miss Emma Dean Barnes, an unmarried woman,

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:

"Land in Davidson County, Tennessee, being lot No. 33 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Register's Office for said County.
Said Lot. No. 33 fronts 50 feet on the southerly side of Shelby Avenue and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Miss Emma Dean Barnes by deed from Mrs. Mary Sam McAnn and husband, L. S. McAnn, of record in Book 1264 pages 180 and 208, Register's Office."

H 5 7 8 5 4

IDENTIF. REFERENCE

JUL 5 9 48 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TAXES for 1983 pro-rated and assumed by Grantees.

Subject to Covenant and Agreement of record in Book 2138, page 197, said Register's Office.

This is improved { } { X } property, known as 1802 Shelby Avenue, Nashville, Tennessee 37206
(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.

Witness my hand this 27th day of June, 19 83.

Emma Dean Barnes
(A single person)

CHECK 07/05 84.50

3E7a

STATE OF TENNESSEE
Davidson County

BOOK 6087 PAGE 903

Personally appeared before me, H. Houston Hagar, a Notary Public in and for said County and State, the within named Miss Emma Dean Barnes

the bargainor, with whom I am personally acquainted, and who acknowledged that Miss Emma Dean Barnes executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tn., Tennessee, this 27th day of June, 1983.

Commission expires 4-22-84

H. Houston Hagar
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

WARRANTY DEED

FROM
Miss Emma Dean Barnes

TO
Jess S. Shearin and wife,
Carolyn T. Shearin

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6087 PAGE 904

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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	84.50-
			8879A07/05/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 7 8 5 4

IDENTIF. REFERENCE

JUL 5 9 48 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 960693