#2641

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6093 PAGE 401

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kermit C. Stengel, Jr.	First Tennessee Bank	131-2
Third National Bank Bldg. (NAME)	P.O. Box 474 (NAME)	110
15th Floor (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37219 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38101 (CITY) (STATE) (ZIP)	16DA-27245

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, MICHAEL G. SHEARS a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KERMIT C. STENGEL, JR., TRUSTEE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 7, Block, 1, on the Plan of Overton Hills Subdivision of record in Plat Book 843, page 66, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael G. Shears by deed from John D. Whalley and Martin L. Zeitlin of record in Book 5613, page 606, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer; (2) Easement of record in Book 3986, page 375; and (3) All matters appearing on the plan of record in Plat Book 843, page 66, said Register's Office.

Katherine B. Shears, wife of Michael G. Shears, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which she may have in the subject property.

As part of the consideration for this transfer, the grantee herein assumes and agrees to pay, the principal balance now due, plus future interest on a certain note, dated January 9, 1981, in the original principal sum of $58,950.00, payable to First Tennessee Bank, N.A. Memphis in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5699, page 22 said Register's Office.

H 5.9 7 9 6

IDENTIF. REFERENCE

JUL 19 8 33 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 2042 Galbraith Drive Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 29th day of June, 19 83

Michael G. Shears
MICHAEL G. SHEARS

Katherine B. Shears
KATHERINE B. SHEARS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6093 PAGE 402

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL G. SHEARS and wife, Katherine B. Shears

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 29th day of June, 19 83.

My commission expires January 20, 1985 Notary Public George E. Mudter, Jr.

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,528.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 83.

MY COMMISSION EXPIRES: January 20, 1985 (AFFIX SEAL) George E. Mudter, Jr. Notary Public

1140 07/13 210.60- CHECK.

WARRANTY DEED

FROM

MICHAEL G. SHEARS and wife

KATHERINE B. SHEARS

TO

KERMIT C. STENGEL, JR., TRUSTEE

File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6093 PAGE 403

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
			78528.20- CO	
			204.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	210.60-
			1140A07/13/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 9 7 9 6

IDENTIF. REFERENCE

JUL 13 8 33 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 962894