Book 12

FORM NO. WD-1

BOOK 6116 PAGE 180

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

David Shearon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 1983.

Mary M. Murphy
Notary Public

MY COMMISSION EXPIRES: 4-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHEARON-MYRTLEWOOD ASSOC., a Tennessee ~~Joint~~ Venture	Same (NAME)	6DU-55232
230 4th Ave. North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	172-2-55 and 6DU-55216
Nashville, Tenn. 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	161-14- and 6DU-55145 ~~172-2-46~~

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, SHARONDALE CONSTRUCTION CO., INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHEARON-MYRTLEWOOD ASSOCIATES, a Joint Venture of Union Financial Corporation and David Shearon Builders, Inc.

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 Lots 28, 36 and 19, on the plan of Section One, Myrtlewood Estates, of record in Book 5200, page 361, Register's Office for said County.

Said Lot No. 28 fronts 103.00 feet on the southwesterly margin of Myrtlewood Drive and extends back 254.44 feet on the northwesterly line and 260.35 feet on the southeasterly line to a broken line in the rear, measuring 128.66 feet thereon.

SAID Lot No. 36 fronts 184.79 feet on the westerly margin of Myrtlewood Drive and extends back 204.86 feet on the northerly line and 203.34 feet on the southerly line to a dead line in the rear, measuring 187.94 feet thereon.

SAID Lot No. 19 fronts 148.05 feet on the northerly margin of Abbott Drive and extends back 240.28 feet on the easterly line and 228.00 feet on the westerly line to a dead line in the rear, measuring 129.00 feet thereon.

BEING part of the same property conveyed to Sharondale Construction Co., Inc., by Quitclaim Deed from Robert T. Phillips and wife, Jackie S. Phillips, of record in Book 5801, page 811, and re-recorded in Book 5814, page 351, both in the Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 5801, page 814, and amended in Book 6007, page 776, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is unimproved (XX) improved ( ) property, known as Lots 28, 36 & 19, Myrtlewood Estates, Sec.1, Nashville, Tennessee
(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 12th day of August, 1983.

SHARONDALE CONSTRUCTION CO., INC.

By: Robert T. Phillips
Robert T. Phillips
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert T. Phillips and _____ with whom I am personally acquainted and who upon (his oath) ~~(their several oaths)~~ acknowledged (himself) ~~(themselves)~~ to be the President and _____ respectively of the Sharondale Construction Co., Inc. the within named bargainor, a corporation, and that (he) as such President 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 Robert T. Phillips as such President, ~~, and attesting the same by the said _____ as such _____~~

Witness my hand and official seal at office at Nashville, Tennessee on this the 12th day of August, 1983.

My commission expires: 10-19-86

Mary M. Murrah
Notary Public

File: Metropolitan Federal
#556-019-3

WARRANTY DEED

FROM

SHARONDALE CONSTRUCTION CO., INC.

TO

SHEARON-MYRTLEWOOD ASSOCIATES

H 6 7 1 8 5

IDENTIF. REFERENCE

AUG 15 2 56 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WILKINS & ADAMS
ATTORNEYS AT LAW
2210 CRESTMOOR ROAD
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

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

BOOK 6116 PAGE 182

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
			58500.00- CO	
			152.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 158.60-	
9884A	08/15/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 7 1 8 5

IDENTIF. REFERENCE

Aug 15 2 56 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 971405