File Box 43

BOOK 6217 PAGE 235

STATE OF TENNESSEE }
COUNTY OF Davidson }

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

Daniel B Shearer
Affiant

52,000.00

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 19 84

Notary Public

MY COMMISSION EXPIRES 4-2-86

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Daniel B. Shearer et ux (NAME)	Commerce Union Bank (NAME)	134-8
431 Ezell Pike (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	9
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	2DJ5640

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, John William Stevens and wife Katherine Elizabeth Stevens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel B. Shearer and wife Bettie Jo Shearer

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. 25 Ezell Road on the Plan of Bowood Heights, as of record in Book 2331, page 47, and amended in Book 2906, page 339, Register's Office for said County.

Said Lot No. 25 fronts 98.0 feet on the westerly side of Ezell Road and runs back 324.3 feet on the northerly side and 291.2 feet on the southerly side to a line in the rear on which it measures 97.0 feet.

Being the same property conveyed to John William Stevens and wife, Katherine Elizabeth Stevens by deed from William Fletcher Cook and wife, Bertha L. Cook of record in Book 4516, page 594, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

H 98598

IDENTIF. REFERENCE

JAN 19 3 24 PM '84

FELIX ... REGISTER DAVIDSON COUNTY, TN

CHECK 01/19 141.70 7505

This is unimproved ( ) improved (XX) property, known as 431 Ezell Pike (House Number) (Street) Nashville, Tenn. 37217 (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 our hand s this 18TH day of JANUARY, 19 84

John William Stevens John William Stevens

Katherine Elizabeth Stevens Katherine Elizabeth Stevens

BOOK 6217 PAGE 236

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned, **a Notary Public in and for said County and State, the within named** John William Stevens and wife Katherine Elizabeth Stevens

the 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 official seal at** Nashville, **Tennessee, this** 18TH **day of** JANUARY, 19 84.

Commission expires 4-20-86

Notary Public

STATE OF TENNESSEE

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
John William Stevens et ux

TO
Daniel B. Shearer et ux

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

[redacted]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6217 PAGE 237

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
			52000.00- CAMT.	
			135.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	141.70-
7505A01/19/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 8 5 9 8. 1

IDENTIF. REFERENCE

JAN 19 3 24 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 7890