04-58-10160

Lot 46

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS: |
|---|---|---|
| Keith A. Showalter etux (NAME) | Security Federal Savings and Loan (NAME) | 62-2-2 3D 51110 |
| 2577 Pennington Bend Road (STREET ADDRESS OR ROUTE NUMBER) | 4235 Hillsboro Road (STREET ADDRESS) | |
| Nashville, Tennessee 37214 (CITY) (STATE) (ZIP CODE) | Nashville, Tennessee 37215 (CITY) (STATE) (ZIP CODE) | |

**WARRANTY DEED**

BOOK 6292 PAGE 477

For and in consideration of the sum of ----------($10.00)---------- ----------TEN DOLLARS AND NO/100---------- DOLLARS

Cash in hand paid by Keith A. Showalter and wife, Patricia A. Showalter, and other good and valuable consideration, the receipt of which is hereby acknowledged.

RONALD W. SHARER and CAROL A. SHARER (formerly Thomas) have bargained and sold, and by these presents do transfer and convey unto the said KEITH A. SHOWALTER and wife, PATRICIA A. SHOWALTER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Plan of Pennington Bend Estates, Section 1 as of record in Book 4955, page 89, Register's Office, Davidson County, Tennessee.

Said Lot No. 2 fronts 116.00 on the northerly margin of Pennington Bend Road and runs back 189.00 feet between parallel lines to a line in the rear on which it measures 116.00 feet thereon.

Being the same property conveyed to Ronald W. Sharer, unmarried and Carol A. Thomas, unmarried by deed from The Sequel Company, Inc., of record in Book 5289, page 697, said Register's Office. Property is now vested in Ronald W. Sharer and Carol A. Sharer, pursuant to a divorce decree filed in the 4th Circuit Court for Davidson County, Tennessee, under #83-D-3683, and filed in Book 6291, Page 326, Register's Office for Davidson County, Tennessee.

I 2 2 5 6

T. IDENTIF. REFERENCE

MAY 15 12 58 PM '84

FELIX A. DELK JR. REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( x ) property, known as 2577 Pennington Bend Road
(House Number) (Street)

Nashville, Tennessee 37214
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, which 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.

Whenever 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 hands this 11th day of May, 19 84.

RONALD W. SHARER Ronald W. Sharer CAROL A. SHARER Carol A. Sharer

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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 Ronald W. Sharer and Carol A. Sharer

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of May, 19 84.

My commission expires 10-20-85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , 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 and attesting the same by the said as such

Witness my hand and seal, at office in this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 95,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Keith A. Showalter

Sworn to and subscribed before me this 11 day of May, 19 84

My commission expires 10-20-85 Notary Public

This instrument was prepared by:

John M. Jordan, Attorney, 4235 Hillsboro Road, Nashville, Tennessee 37215

Name Address

5734 05/15 23:53- CHECK

WARRANTY DEED

FROM Ronald W. Sharer

TO Carol A. Sharer

Keith A. Showalter and wife

Patricia A. Showalter

UNION TITLE COMPANY, INC.
4235 Hillsboro Road
P.O. Box 158116
Nashville, Tennessee 37215-8116

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6292 PAGE 479

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

950CC.CC- CAMT.
247.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 253.50-
6734A05/15/84 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

I 2 2 5 6

IDENTIF. T REFERENCE

MAY 15 12 58 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36247