VIII-D/SA6 JRR/aw

This instrument prepared by:
JOHN R. REYNOLDS, Attorney,
216 Third Avenue, North
Nashville TN 37201

BOOK 6315 PAGE 753

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par. No.
JESS S. SHEARIN	Wachovia Mortgage Co.	4D-02105
1514 Covington Drive	P. O. Box 3174	86-10
Brentwood TN 37027	Winston-Salem NC 27102	40

For and in consideration of the sum of FIVE THOUSAND ($5,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, including the assumption by Grantee of the principal balance owing to Commerce Union Bank on a note secured by Deed of Trust of record in Book 5303, page 716, payable as specified therein, I, JAMES B. HARDY, hereinafter referred to as the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto JESS S. SHEARIN, hereinafter referred to as Grantee, his 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. 19 on the Plan of Chapelwood Subdivision, Section 2, as of record in Book 5200, page 83, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Athalie Webb White and James B. Hardy by deed from Griffin & Griffin Construction Company, a Partnership, of record in Book 5503, page 713, and to James B. Hardy, by deed from Athalie Webb White, of record in Book 5590, page 489, Register's Office for Davidson County, Tennessee.

This is unimproved( ) improved (X) property, known as 3521-3523 Magnum Drive, Hermitage TN 37076.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself/his heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

05/15/'95 15:55 NO.001 P.02

1513

The Grantor represents and warrants that the above described property does not constitute homestead, his homestead being located elsewhere. BOOK 6315 PAGE 754

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of Grantor this 1st day of June 1984.

JAMES B. HARDY

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 JAMES B. HARDY, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June 1984.

Notary Public

My commission expires 21 July 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 53,934.25.

Affiant

Subscribed and sworn to before me this 1st day of June 1984.

Notary Public

My commission expires: 21 July 1984

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS, Attorney
216 Third Avenue, North
Nashville TN 37201

I 2 9 1 9 0

IDENTIF. REFERENCE

JUN 14 2 27 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6315 PAGE 755

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
			53934.25- CAMT.	
			140.14 CSTAX	
			.50 PRPSE	
			6.00 WDEED	
			CHECK	146.64-
5113A06/14/84			SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 9 1 9 0

IDENTIF. REFERENCE

JUN 14 2 27 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0044411