BOOK 6413 PAGE 707

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,280.86

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 1984

Notary Public

MY COMMISSION EXPIRES: 10-20-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
M. Wayne Shearon (NAME)	AmSouth Mortgage Company, Inc. (NAME)	12DA43175
811 Royal Elm Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	MAP 71-11
Hartsville, TN 37074 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	PARCEL 246

FOR AND 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, David A. Clark and wife, Bobbye Ann Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. Wayne Shearon and wife, Sarah O. Shearon

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:

Being Lot Nos. 177 and 178 on the Plan of The Highland Land Company's Subdivision, as of record in Book 421, Page 14, Register's Office for Davidson County, and more particularly described as follows:

Said Lot Nos. 177 and 178 front 25 feet each on the westerly side of Stainback Avenue and runs back between parallel lines 175 feet to a 15 foot alley.

Be the same property conveyed to David A. Clark and wife Bobbye Ann Clark by deed from Yon H. Burton, unmarried of record in Book 6228, Page 883, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Yon H. Burton, to Michael L. Padalino, Trustee, for Engel Mortgage Company, Inc., dated December 30, 1983, and filed for record in Book 6215, Page 203, Register's Office for said County, with an unpaid principal amount of approximately $33,280.86, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

RECEIVED
I 5 9 8 4 7
IDENTIF. REFERENCE
Oct 29 1 28 PM '84
REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1418 Stainback Avenue, Nashville, TN 37207
(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 heir 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 covey 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 26th day of October, 1984

David A. Clark

Bobbye Ann Clark

Bobbye Ann Clark

2747

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David A. Clark and wife, Bobbye Ann Clark

the bargainor s, with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidenc executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 19 84

Commission expires 10 DEC 85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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 _____.

his oath himself (or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
David A. Clark
Bobbye Ann Clark

TO
~~M. Wayne Shearon~~
Sarah O. Shearon

RETURN TO:
METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			40280.86- CAMT.	
			104.70 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	111.28-
2747A	10/29/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 9 8 4 7

IDENTIF. REFERENCE

OCT 29 1 28 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0080932