WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
David Shearon and wife (NAME)	Metropolitan Federal Savings & Loan (NAME)	105-1
339 Brick Church Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 107
Whites Creek, TN 37189 (CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	10W 4995

FOR AND IN CONSIDERATION of the sum of Forty Thousand and No/100---------- *Dollars*

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James H. Fleming, Jr.

have this day bargained and sold, and do hereby transfer and convey unto the said David M. Shearon and wife Patricia A. Shearon its *(successors), ~~XX~~ and assigns, certain real estate in* Davidson *County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of M.A. Spurr's Subdivision of Lot No. 8 in Boyd Ament Tract, as of record in Book 21, Page 83, Register's Office for said County. Said Lot No. 128 fronts 50 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel lines 151 feet to an alley.

Being the same property conveyed to James H. Fleming, Jr. by deed of record in Book 4523, Page 803, Register's Office for Davidson County, Tennessee.

The spouse of James H. Fleming, Jr. is signing this instrument for the purpose of conveying all interest she may have in the property.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 40,000.00

Subscribed and sworn to before me, this the 25th day of October, 1984

Affiant

My commission expires 10-19-86 (Affix Seal)

Notary Public

unimproved(X)
This is improved ( ) property, known as 1020 16th Avenue South, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said David M. Shearon and wife Patricia A. Shearon its *(successors),* ~~XX~~ *and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* my *heirs and representatives, to warrant and forever defend the title to said real estate to said* David M. Shearon and wife Patricia A. Shearon its *(successors),* ~~XX~~ *and assigns, against the lawful claims of all persons.*

Witness my *hand this* 25 *day of* October *19* 84 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James H. Fleming, Jr.
JAMES H. FLEMING, JR.

Nancy Fleming
NANCY FLEMING

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STATE OF TENNESSEE }
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Fleming, Jr., et ux Nancy Fleming

the within named bargainor S, 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 25th day of October, 19 84.

Jacqueline Finley
Notary Public

Commission expires My Comm. Exp. 2-25-85

STATE OF TENNESSEE }
COUNTY OF

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ..., with whom I am personally acquainted, and who, upon oath, acknowledged ... self to be ... of the ..., the within named bargainor, a corporation, and that ... he as such ..., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ... self as ...

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

... Notary Public

Commission expires ...

THIS INSTRUMENT WAS PREPARED BY:

Joe Saperstein
95 White Bridge Rd.
Nashville, TN 37205

160888

IDENTIF. REFERENCE

Nov 1 2 53 PM '84

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
James H. Fleming, Jr.

TO
David Shearon and wife Patricia A. Shearon

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT

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

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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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
3950A11/01/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-60888

IDENTIF. REFERENCE

Nov 1 2 53 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0082098