File 30

FORM NO. WD-1

BOOK 6446 PAGE 996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 1984

Notary Public

MY COMMISSION EXPIRES 1-19-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Flanagan, etux (NAME)	Commerce Union Bank (NAME)	73-9-234
323 Valley View Circle (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	15DZ-52759
Lebanon, TN 37087 (CITY) (STATE) (P. O ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	

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, David M. Shearon and wife, Patricia Shearon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Flanagan and wife, Sharon M. Flanagan

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. 10 on the plan of Cooper Lane Estates, of record in Book 5200, page 567, Register's Office for said County.

SAID Lot No. 10 fronts 75.00 feet on the northerly margin of Cooper Terrace and extends back between parallel lines, 155.00 feet to a dead line.

BEING part of the same property conveyed to David M. Shearon and wife, Patricia Shearon by deed from A-McPavers, Inc. and Atkins Construction Company, of record in Book 6231, page 842, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Patricia Shearon by David M. Shearon, as her Attorney-in-Fact pursuant to a Power of Attorney, of record in Book 6441, page 278, Register's Office for Davidson County, Tennessee.

I 6 9 7 7 4

IDENTIF. REFERENCE

DEC 13 12 10 PM '84

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK

This is unimproved ( ) improved (X) property, known as 2337-2339 Cooper Terrace, Nashville, Tennessee 37216
(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 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 hands this 11th day of December 19 84

David M. Shearon

Patricia Shearon by David M. Shearon, Attorney-in-Fact

12/13 192.40-

3003

STATE OF TENNESSEE
Davidson County

BOOK 6446 PAGE 997

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Shearon

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 11th day of December 19 84

Commission expires 1-19-86

Notary Public

*or proved to me on the basis of satisfactory evidence

STATE OF TENNESSEE
Davidson County

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
David M. Shearon and wife,
Patricia Shearon

TO
Michael S. Flanagan and wife,
Sharon M. Flanagan

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

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 David M. Shearon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument on behalf of Patricia Shearon as her Attorney-in-Fact as the free act and deed of the within named Patricia Shearon.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 1984.

My Commission Expires:
1-19-86

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6446 PAGE 998

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

71500.00- CAMT.
185.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 192.40-
5003A 12/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 9 7. 7. 4 T

T IDENTIF. REFERENCE

DEC 13 12 10 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92834

Paid

BOOK 6446 PAGE 999