3649

3232

01/22 318.24 CHECK

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6478 PAGE 627

Address New Owner(s):
Mr. & Mrs. Alan T. Fister
903 Paddock Park Drive
Nashville, TN 37220

Send Tax Bills to:
New Owner

Part of
Map: 131-12-C
Parcel: 107
Field Book: 16DA-16896

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHAEL G. SHEARS CO., INC., a Tennessee corporation, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to

ALAN T. FISTER and wife, DONNA K. FISTER

(the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Being Unit No. 903, together with an undivided one-sixth (1/6th) interest in the common elements of Paddock Park, a horizontal property regime established by Master Deed, of record in Book 6441, page 287, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of a Resubdivision of Parts of Lots 11, 12, 17 and 18, J. T. Jenkins Home Tract, of record in Plat Book 6250, page 52, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Michael G. Shears Co., Inc. by deed from Michael G. Shears and wife, Katherine B. Shears, of record in Book 6296, page 62, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) the aforementioned Master Deed and the By-laws incorporated therein; (2) all matters appearing on the Plan, of record in Book 6250, page 52; (3) all matters appearing on the Site Plan of Paddock Park, which is attached as Exhibit "D" to the aforementioned Master Deed; (4) Maintenance Agreement, of record in Book 6316, page 883; and (5) Taxes for 1985, which have been prorated and will be paid by Grantees.

This is improved property known as 903 Paddock Park Drive, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees and their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 1985.

MICHAEL G. SHEARS CO., INC.

By: M. G. Shears, President
Michael G. Shears, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael G. Shears, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Michael G. Shears Co., Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of January, 1985.

Notary Public

My Commission Expires: 1/20/85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 119,900.00

Affiant

Subscribed and sworn to before me, this 16th day of January, 1985.

Notary Public

My Commission Expires: 1/20/85

1.7.8.2.1.7.

IDENTIF. REFERENCE

JAN 22 2 12 PM '85

FELIX A. WILSON III, REGISTER
DAVIDSON COUNTY, TN

Return to:
First Title & Escrow Co., Inc.
File Box 38

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

RECEIVED OF _____ BOOK 6478 PAGE 629

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

119900.00- CAMT.
311.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 318.24-
5232A01/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-8-2-1-7-

IDENTIF. REFERENCE

JAN 22 2 12 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102805