#3942 #04-69-902

file 46

# WARRANTY DEED

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*THIS INSTRUMENT PREPARED BY*
George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, Tennessee 37215

(Upon information furnished by the parties hereto.)

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| J. Paul Moore (NAME) | Security Federal Savings & Loan (NAME) | Map 131-12-C |
| 902 Paddock Park (STREET ADDRESS OR ROUTE NUMBER) | 4235 Hillsboro Road P. O. Box 150809 (STREET ADDRESS) | Parcel 3 |
| Nashville, Tennessee 37220 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | 16DA-40255 |

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, MICHAEL G. SHEARS CO. INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. PAUL MOORE and wife, SUSAN S. MOORE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Unit No. 902 of Paddock Park, a Horizontal Property Regime, established in a master deed of record in Book 6441, page 287, Register's Office, Davidson County, Tennessee, and an undivided interest in the common elements, appurtenant thereto, as shown on Exhibit D to said Master Deed.

Being part of the property conveyed to Michael G. Shears Company, Inc., a Tennessee Corporation, 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) 1985 taxes which have been prorated and assumed by the Grantees; (2) Restrictions of record in the Master Deed of record in Book 6441, page 287; (3) Maintenance Agreement of record in Book 6316, page 883; (4) All matters appearing on the plan of record in Book 6250, page 52, Register's Office for Davidson County, Tennessee.

J 1 3 1 2 3 9

IDENTIF. REFERENCE

JUN 14 9 54 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 902 Paddock Park, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 10th day of June, 1985.

MICHAEL G. SHEARS CO. INC.

By: Michael G. Shears
MICHAEL G. SHEARS, President

3369

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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 _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires_____ Notary Public_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County 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 him self to be President of the MICHAEL G. SHEARS CO. INC. _____, the within named bargainor, a corporation, and that as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Michael G. Shears as such President.

Witness my hand and official seal, at Nashville, Tennessee
this 10th day of June, 19 85.

Notary Public

Commission expires 4-19-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 19 85.

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MICHAEL G. SHEARS CO. INC.

TO

J. PAUL MOORE and wife,
SUSAN S. MOORE

Please return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

# 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 | 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 |
|---|---|---|---|---|
| | | | 126900.00- CAMT. | |
| | | | 329.94 CSTAX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 336.44- |
| B369A | 06/14/85 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 3 1 3 9

IDENTIF. REFERENCE

JUN 14 9 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144791