FORM NO. WD-1

3131 06/18 3:46 - CHECK

BOOK 6584 PAGE 198

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 85

Notary Public

MY COMMISSION EXPIRES: 2/10/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard L. Shears (NAME)	Same (NAME)	Map 59-12
625 Frosty Morn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 58, 67 through 73
Clarksville, TN 37040 (CITY) (STATE) (P. O. ZIP)	(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, Tim N. Taylor and David Sims Lance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Shears

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 Lots Nos. 85, 94, 95, 96, 97, 98, 99 and 100 on the Plan of Section Two, Highland Trace Subdivision, of record in Plat Book 5200, page 616, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Tim N. Taylor and David Sims Lance, a joint venture, by deed from Trinity Hills Village, Inc. of record in Book 6049, page 137, Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 6143, page 781, and such easements and setback lines of record in Plat Book 5200, page 616, Register's Office for Davidson County, Tennessee.

Taxes for 1985 have been pro-rated and assumed by Grantee.

J. 1 3 7 2 9

T
IDENTIF. REFERENCE

JUN 18 9 46 AM 1985

FILED & RECORDED
DAVIDSON COUNTY, TN

Lots 85, 94, 95, 96, 97, 98, 99 and 100, Section Two, Highland Trace

This is unimproved ( ) improved (X) property, known as Highland Trace Drive (House Number) (Street) Nashville, TN (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 hand s this 14th day of June, 19 85

Tim N. Taylor

David Sims Lance

STATE OF TENNESSEE
Davidson County

BOOK 6584 PAGE 199

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Tim N. Taylor and David Sims Lance

the 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 14th day of JUNE, 1985.

Commission expires 5/21/89

Notary Public

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
Tim N. Taylor and David Sims Lance

TO
Richard L. Shears

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6584 PAGE 200

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
			76000.00- CAMT.	
			197.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 204.10-	
9131A06/18/85			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.37.29

IDENTIF. T. REFERENCE

JUN 18 9 46 AM 1985

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 145536