#4194
File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 6953 PAGE 988

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL G. SHEARS (NAME)	New Owner (NAME)	Map 93-14
114 20th Avenue, South (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 456, 457
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	&459

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, JEWELL ELAM HANCOCK and JEWELL HANCOCK HARGROVE, as to Tract I, JEWELL ELAM HANCOCK, as to Tract II, RICHARD H. HARGROVE and wife, JEWELL HARGROVE as to Tract III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL G. SHEARS

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This conveyance is made subject to 1985 Taxes, which have been prorated and assumed by the Grantee.

38926

IDENTIFICATION REFERENCE

SEP 25 8 19 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 713 Fifth Avenue, South, Nashville, Tennessee

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 18th day of September, 19 85

Jewell Elam Hancock
JEWELL ELAM HANCOCK

Jewel Hancock Hargrove
JEWELL HANCOCK HARGROVE

Richard H. Hargrove
RICHARD H. HARGROVE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEWELL ELAM HANCOCK and JEWELL HANCOCK HARGROVE and RICHARD H. HARGROVE the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 18th day of September, 1985.

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

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

_____ Notary Public

Commission expires _____

BOOK 5503 PAGE 989

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September, 19 85.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JEWELL ELAM HANCOCK and
JEWELL HANCOCK HARGROVE
and RICHARD H. HARGROVE

TO

MICHAEL G. SHEARS

Please return to:

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

TRACT I

Being the southeast part of Lot No. 91 on the Map of Barrow Grove, of record in Book "S", page 279, Register's Office for Davidson County. Said part of Lot No. 91 fronts 40 feet on the westerly side of Fifth Avenue South and runs back between parallel lines 160.5 feet more or less along the north margin of Ash Street, to the easterly line of the property conveyed to S. Solomon by deed of record in Book 782, page 770, said Register's Office.

Being the property conveyed to W. Roy Hancock and wife, Jewel Elam Hancock from F.P. Elam and wife, of record in Book 1495, page 522 said Register's Office. The said W. Roy Hancock having since died and the said Jewell Elam Hancock having conveyed (with retention of a life estate) said property to Jewell Hancock Hargrove by deeds of record in Book 4798, page 868, and Book 4997, page 802, said Register's Office.

TRACT II

Being the westerly part of Lot No. 91 and the southwesterly part of Lot No. 90 on the Plan of Barrow Grove, of record in Book "S", page 279, Register's Office for Davidson County, and described as follows:

Beginning at the northeast intersection of Ash Street and the first alley west of 5th Avenue South; thence northerly 120 feet more or less to a point; thence easterly 50.5 feet more or less to a point; thence southerly 120 feet more or less to the north margin of Ash Street; thence with the margin of the same westerly 51 feet.

Including but excluding such part of a private alley as is set out and mentioned in two deeds from C.E. Knight to Harriet G. Knight, of record in Book ____, page 414, and in Book 636, page 45, said Register's Office.

Being property conveyed to W. Roy Hancock and wife, Jewell Elam Hancock by deed, one from Jeanette Solomon Lefkovitz and husband, of record in Book 1509, page 53, said Register's Office. The said W. Roy Hancock having since died.

TRACT III

Being the easterly 160-1/2 feet of the southerly 24 feet of Lot No. 90 and the easterly 160-1/2 feet of the northerly 16 feet of Lot No. 91, on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of 5th Avenue South, formerly Summer Street, 80 feet north of the northerly margin of Ash Street, being the northeast corner of the property conveyed to Verlie Alexander Menser by deed from Allen Dobson and wife of record in Book 1264, page 88, said Register's Office; thence along Menser's north line westwardly 160-1/2 feet; thence at right angles northwardly 40 feet to the southerly line of the Ellen Battle property; thence with said line eastwardly 160-1/2 feet to the westerly margin of 5th Avenue South; thence with the same, southwardly 40 feet to the beginning.

Being the same property conveyed to Richard H. Hargrove and wife, Jewel Hargrove by deed from Francis Prowell Elam and wife, Lanse W. Elam, of record in Book 4585, page 659, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6553 PAGE 991

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

75000.00- CONT.
195.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 204.50-
9926A09/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38926

IDENTIFICATION REFERENCE

SEP 25 8 19 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 175567