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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

File 22

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
P. Al Pecache (NAME)	Metropolitan Federal Savings & Loan (NAME)	10W 3265
102 Rolling Mills Road (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	104-4-46
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37219 (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 SHEARON and wife, PATRICIA SHEARON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P. AL PECACHE and wife, CONCHITA T. PECACHE

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 the easterly one-half (½) of Lot No. 4 on the plan of The South Part of Lot No. 18, O.B. Hays Lots, of record in Book 411, page 159, Register's Office for said County.

SAID part of Lot No. 4 fronts 50 feet on the northerly margin of Edgehill Avenue and extends back 150 feet 10 inches on the easterly line and 150 feet 10 inches, more or less, on the westerly line to a dead line in the rear, measuring 50 feet thereon.

There is further conveyed herein a perpetual easement for the use of the driveway for the purposes of egress and ingress into and over the property. Said driveway extends from Edgehill Avenue beginning at the southwest corner of the lot above conveyed running thence North 99 feet 7 inches with the west line of the above described lot, thence West 12 feet; thence South 99 feet 7 inches to the margin of Edgehill Avenue; thence East 12 feet to the point of beginning.

BEING the same property conveyed to David Shearon and wife, Patricia Shearon by deed from Jerry R. Hubbard and wife, Priscilla A. Hubbard of record in Book 6190, page 73, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a first mortgage Deed of Trust to Metropolitan Federal Savings & Loan Association of record in Book 6190, page 76, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is (unimproved ( ) improved (X)) property, know as Edgehill Avenue, Nashville, Tennessee 37217
(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 14th day of November, 19 85

David Shearon

Patricia Shearon

David Shearon Patricia Shearon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID SHEARON and wife, PATRICIA SHEARON

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 November 19 85

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
DAVID SHEARON ET UX

TO
P. AL PECACHE ET UX

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

IDENTIFI REFERENCE

Nov 20 1 57 PM '85

FELIX Z. ESONTE REGISTER
DAVIDSON COUNTY, TN

5 4 5 2 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF

FOR

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

2750[illegible].00- CAPIT.
715.00 CSTAX
.50 PRFEE
6.00 MORT
CHECK 721.50-
8534A11/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54529

IDENTIFICATION REFERENCE

Nov 20 1 37 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 193700