This Instrument Prepared by
DAVID B. HERBERT
Boult, Cummings, Conners, Berry, Beavers, Herbert & Crawford
2nd Floor, L & C Tower
Nashville, Tennessee 37219

BOOK 6810 PAGE 365

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
95-8-194	Mr/Mrs.Thomas A. Shearin Dorothy Jean Reynolds	Bancplus Mortgage Corp. P.O.Box 47524 San Antonio, TX 78265-6020
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 10209217
3DZ-9320	304 Lorna Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest on a certain note dated June 13, 1983, in the original principal sum of $46,000.00, payable to Dominion Bancshares Mortgage Company (now Bancplus Mortgage Corporation), in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Thomas W. Selley, et al to Donald L. Poleway and D. Gene Merrill, Trustees, as of record in Book 6077, page 384,

THOMAS W. SELLEY, unmarried;OSCAR P.SELLEY and wife,MARY ANN SELLEY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THOMAS ALVIN SHEARIN and wife, ALICE SHEARIN and DOROTHY JEAN REYNOLDS hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 165 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118 and 119.

Said Lot No. 165 fronts 102 feet on the westerly side of Lorna Drive and runs back between lines, measuring 167.3 feet on the northerly line and 151.4 feet on the southerly line, to a dead line in the rear, measuring 135 feet thereon.

Being the same property conveyed to Thomas W. Selley, Oscar P. Selley and wife, Mary Ann Selley, as tenants in common, the said Oscar P. Selley and Mary Ann Selley to hold a 1/2 interest, by deed from Sam Lee Powers, Jr., and wife, Sandra Elaine Powers, as of record in Book 6077, page 381.

This conveyance is made subject to restrictions of record in Book 2297, page 194, any and all zoning regulations, easements and rights of way for public utilities, if any, applicable to this property and all matters shown on the recorded plan of record in Book 2133, pages 117, 118 and 119.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1986 taxes which have been prorated and assumed by grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of March, 19 86

Thomas W. Selley

Oscar P. Selley

Mary Ann Selley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas W. Selley, unmarried; Oscar P. Selley and wife, Mary Ann Selley 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, the 20th day of March, 1986.

My commission expires: 1-19-88

Notary Public

BOOK 5810 PAGE 366

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March 1986

MY COMMISSION EXPIRES: 1-19-88 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

THOMAS W. SELLEY, ET AL

TO

THOMAS ALVIN SHEARIN AND WIFE, ET AL

85118

IDENTIFICATION REFERENCE

MAR 21 2 16 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Fee $ 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____

Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6810 PAGE 367

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
			54000.CO-	CAMT.
			140.40	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 146.90-
			551 0A03/21/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8511-8

IDENTIFICATION REFERENCE

MAR 21 2 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229769