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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 $

$79,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 1986

Notary Public

MY COMMISSION EXPIRES: 4-12-87

(AFFIX SEAL)

file 7

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1 JOHN W. SYKES (NAME)	Atlantic Coast Mortgage Co. (NAME)	Map 59-12
2437&2439 Woodale Ln. (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Par. No. 67
Nashville, Tn. 37207 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22030 (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, Richard L. Shears and wife, BETTIE B. SHEARS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN W. SYKES and wife, MARGARET A. SYKES and SHEBA L. SANFORD

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 Lot. No. 94 on the Plan of Section Two, Highland Trace Subdivision, of record in 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 Richard L. Shears by deed from Tim N. Taylor and Davids Sims Lance of record in Book 6584, page 198, 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 Book 5200, page 616, Register's Office for Davidson County, Tennessee.

Bettie B. Shears joins in the execution of this intrument to convey whatever marital rights she may have.

Taxes for 1986 have been pro-rated and assumed by Grantee.

4078O

IDENTIFT REFERENC

SEP 10 3 03 PM '86

FELIX Z. MILLER JR. REGISTER DAVIDSON COUNTY, TN

This is {unimproved} {improved (x)} property, known as Lot 94 Woodale Lane (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) (Postal Zip)

CHECK

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 4TH day of AUGUST, 1986

Richard L. Shears

Bettie B. Shears

436

STATE OF Tennessee
County of Davidson

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Richard L. Shears and Bettie B. Shears

the bargainor X, 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 Davidson County, Tennessee, this 4th day of August 19 26

Commission expires 9/9/29

Thomas W. Taylor Jr.
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

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

79500.CO- CAMT.
222.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 229.10-
0436A09/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

407380

IDENTIFICATION REFERENCE

Sep 10 3 03 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 293291