34

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

69,000.00 X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 19 86

Notary Public

MY COMMISSION EXPIRES July 18, 1987

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, 1161 MURFREESBORO ROAD, #505, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent E. Gearin (NAME)	MORTGAGEE Citizens & Southern Mortgage Company (NAME)	MAP 98-05
501 Newcastle Lane (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	PARCEL 090
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Tucker, GA 30085-0656 (CITY) (STATE) (ZIP)	04D-16188

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, J.W. Stonebraker, Jr. and wife, Bonnie Marie Stonebraker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kent E. Gearin and wife, Mary Ann Gearin

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 Lot No. 214 on the Plan of Lake Park Subdivision, Section 7, as of record in Book 4860, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J.W. Stonebraker, Jr. and wife, Bonnie Marie Stonebraker by deed from Walter Baxter Masters and wife, Patricia A. Masters of record in Book 5928, page 461, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, and building setback lines of record.

65126

IDENTIFICATION REFERENCE

Nov 20 9 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

11/20 19:70- CHECK

This is { unimproved ( ) / improved (X) } property, known as 501 Newcastle Lane, Hermitage, TN 37076
(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 86

Bonnie Marie Stonebraker
Bonnie Marie Stonebraker

J.W. Stonebraker, Jr.
J.W. Stonebraker, Jr.

9159

STATE OF ~~TENNESSEE~~ Kansas
COUNTY OF ~~DAVIDSON~~ Sedgwick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J.W. Stonebraker, Jr. and wife, Bonnie Marie Stonebraker

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~~ Wichita, KS ~~Tennessee~~, this 14th day of November, 19 86.

PAUL H. WESH
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-2-88

Commission expires _____

Paul H. Wesh
Notary Public

STATE OF TENNESSEE

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 (their several oaths) (his oath) (himself) acknowledged (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
J.W. Stonebraker, Jr.
Bonnie Marie Stonebraker

TO
Kent F. Gearin
Mary Ann Gearin

Return to:
LEON SHARBER, ATTORNEY
1161 MURFREESBORO ROAD, SUITE 505
NASHVILLE, TN 37217

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

RECEIVED OF _____

FOR _____

BOOK 7045 PAGE 210

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

690[illegible].00- CAMT,
193.20 CSTAX
.50 PRFEE
6.00 WDF D
CHECK 193.70-
0109A 11/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65126

IDENTIFICATION REFERENCE

Nov 20 9 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14027