This instrument prepared by:

Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

Box 35

BOOK 7135 PAGE 663

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	Send tax bills to	MAP PARCEL NUMBERS
Michael G. Shears (NAME)	SAME (NAME)	82-13, 101 82-13, 102
901 8th Ave N. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ---------- *Dollars,*

cash in hand paid by Michael G. Shears, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

Third National Bank in Nashville, Trustee under Agreement with John W. McMurray,

have this day bargained and sold, and do hereby transfer and convey unto the said Michael G. Shears

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A certain Lot or Parcel of land in Nashville, Davidson County, Tennessee, beginning at the northeast corner of Herman Street and Ninth Avenue, North, formerly McLemore Street; Thence with the easterly margin of said Avenue, northerly 150 feet to Charles Black's southwest corner; Thence with his southerly line easterly 110 feet, more or less, to the westerly margin of a proposed alley, said Black's southeast corner; Thence with his easterly line, northerly 33-1/2 feet to Amelia Keizer's southwest corner; Thence with her southerly line easterly 120 feet, more or less, to the westerly margin of 8th Avenue, North, formerly Spruce Street; Thence with the westerly margin of said avenue southerly 183 feet, more or less, to the northerly margin of Hamilton Street; Thence with the northerly margin of said street westerly 225 feet, more or less, to the beginning, including said proposed alley and excluding the same if the public has any rights therein.

Being part of the same property conveyed to Nashville Trust Company, Trustee, with full power to sell, mortgage, and convey without the joinder of any beneficiary, by deed from John W. McMurray, of record in Book 1163, page 696, Register's Office of Davidson County, Tennessee, and by deed from Mrs, Ellene Brakin McMurray, of record in Book 1136, page 208, said Register's Office. Third National Bank in Nashville is the successor to Nashville Trust Company.

INCLUDED in the above described property but specifically EXCLUDED therefrom is the following tract of land vested in the State of Tennessee by Consent Judgment and Final Decree, of record in Book 6896, page 713, Register's Office for Davidson County, Tennessee, said tract being more particularly described on Exhibit "A" attached hereto.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00

Subscribed and sworn to before me this the 27th *day of* JANUARY *19* 87

Affiant L S Williams

My commission expires 6-30-90 *(Affix Seal)* July 8, 1989 *Notary Public* Elizabeth R. Mayhall

This is improved (X) unimproved ( ) property, known as 901-7 8th Avenue, North, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except for easements of record in Book 6896, page 713, Register's Office for said County

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 27th *day of* January *, 19*87*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE UNDER AGREEMENT WITH JOHN W. McMURRAY

ATTESTED BY: Wilma Watts
WILMA WATTS, ASSISTANT VICE-PRESIDENT AND TRUST OFFICER

BY: L S Williams
L. S. WILLIAMS, VICE-PRESIDENT AND TRUST REAL ESTATE OFFICER

$.50 12/12

9536

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7135 PAGE 664

Personally appeared before me _____, *a Notary Public in and for said County and State* Michael G. Shears

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

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

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth R. Mayhall, *a Notary Public of the State and County aforesaid, personally appeared* L. S. Williams and Wilma Watts, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* themselves *to be* * of Third National Bank in Nashville, Trustee under Agreement with John W. McMurray *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* *.

Witness my hand and seal, at office in Nashville, Tn, *this* 27th *day of* January, *19* 81.

Elizabeth R Mayhall *Notary Public*

Commission expires _____

* Vice-President and Trust Real Estate Officer, and
Assistant Vice-President and Trust Officer, respectively

WARRANTY DEED

FROM

~~THIRD NATIONAL BANK IN NASHVILLE~~, TRUSTEE
UNDER AGREEMENT WITH JOHN W. MCMURRAY

TO

MICHAEL G. SHEARS

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A" to

Warranty Deed from Third National Bank

in Nashville, Trustee under Agreement

with John W. McMurray to Michael G. Shears

Beginning at the point of intersection of the westerly margin of 8th Avenue North and the northerly margin of Herman Street (not constructed);

Thence with the said northerly margin South 63 deg. 05' West 9 feet, more or less, to a point;

Thence with the proposed right of way North 27 deg. 26' West 184.04 feet to a point;

Thence with the southerly margin of Johnny N. and Wayne V. Woodard, North 63 deg. 17' East 9 feet, more or less, to a point;

Thence with the said westerly margin South 27 deg. 26' East 184 feet, more or less, to the point of beginning and containing 1,656 square feet;

And being part of the property conveyed by John W. McMurray to Nashville Bank and Trust Company of record in Book 1162, page 696, Register's Office for Davidson County, Tennessee.

9330 IDENTIFICATION REFERENCE
FEB 12 1 23 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7135 PAGE 666

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

[illegible] 0- CAMT.
420.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 429.50-
02/12/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9:30 [illegible]

IDENTIFICATION REFERENCE

FEB 12 1 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45303