5738 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7172 PAGE 92

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215
MORTGAGEE AND

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EWING BURGESS SHEARON, JR. (NAME)	CITICORP HOMEOWNERS INC. (NAME)	Map 142-16-A
700 Burleigh Court (STREET ADDRESS OR ROUTE NUMBER)	670 Mason Ridge Center Drive (STREET ADDRESS)	Parcel 14
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63141 (CITY) (STATE) (ZIP)	F.B.#9D78500

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, ANDREWS-PRUETT, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EWING BURGESS SHEARON, JR. and wife, JULIA SHEARON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 14 on the Plan of Devon Park, Phase One, as of record in Plat Book 5200, page 670 - 672, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrews-Pruett, a Partnership composed of William Andrews and Kerry Pruett by Quitclaim deed from Dan Andrews, unmarried of record in Book 6986, page 394, said Register's Office.

This conveyance is subject to: (1) 1987 Taxes which have been prorated and assumed by the Grantees herein; (2) Declaration of Covenants, Conditions and Restrictions in Book 6176, page 7, amended in Book 6541, page 542; (3) Storm Water Detention Agreement in Book 6145, page 252; (4) Easement in Book 5473, pages 176 & 177; and (4) All matters appearing on the Plan of record in Plat Book 5200, pages 670-672, said Register's Office.

05181

IDENTIFICATION REFERENCE

MAR 18 12 30 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 700 Burleigh Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of March, 1987.

ANDREWS-PRUETT
By: Wm Andrews C K Pruett

WILLIAM ANDREWS, Partner

C.K. PRUETT, Partner

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7172 PAGE 93

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

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

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WILLIAM ANDREWS and C. K. PRUETT with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves ~~sik~~ to be Partners of the ANDREWS-PRUETT partnership, the within named bargainor, a ~~corporation~~, and that as such Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ partnership by the said WILLIAM ANDREWS and C. K. PRUETT as such Partners.

Witness my hand and official seal, at Nashville, Tennessee
this 17th day of March, 1987 Helen D. Scott Notary Public

Commission expires 4-19-87

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Ewing Burgess Shearon Jr. Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March, 1987.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL) Helen D. Scott Notary Public

WARRANTY DEED

FROM
ANDREWS-PRUETT

TO
EWING BURGESS SHEARON, JR.
and wife, JULIA SHEARON

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

170 . 0- CAMT.
478.50 STATE
.50 [illegible]
1.00 MORT
CHECK 480.50-
3296 03/18/87 BAL .0-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05181

IDENTIFICATION REFERENCE

MAR 18 12 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58389