FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Michael Lee Werner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 87.

Notary Public

MY COMMISSION EXPIRES: 11-12-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	Mortgagee:	MAP-PARCEL NUMBERS
Michael Lee Werner (NAME)	Countrywide Funding Corporation (NAME)	150-2-398
1220 Charlton Drive (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Ave., P.O. Box 7137 (STREET ADDRESS)	2D-67170
Nashville, TN 37217 (CITY) (STATE) (P O ZIP)	Pasadena, CA 91109-7137 (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, Shearon, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Lee Werner and wife, Annelle Ashburn Werner

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. 8, on the Plan of Section Three, Percy Priest Meadows, of record in Book 6250, page 856, Register's Office for said County.

SAID Lot No. 8 fronts 74.87 feet on the southerly margin of Charlton Drive and extends back 156.80 feet on the easterly line and 138.98 feet on the westerly line to a dead line in the rear, measuring 77.97 feet thereon.

BEING the same property conveyed to Shearon, Inc., by deed from Claude Swann, Trustee, of record in Book 6967, page 449 and re-recorded in Book 6971,, page 283, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 7001, page 286, said Register's Office, and to the matters set forth in the above referenced plan of record.

10563

IDENTIFICATION REFERENCE

APR 2 12 15 PM '87

FILED & RECORDED
ELLA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved ( ) X property, know as 1220 Charlton Drive, Nashville, TN 37217
(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 his hand this 31st day of March, 19 87

Shearon, Inc.
By: David M. Shearon
David M. Shearon, President

STATE OF TENNESSEE
Davidson County

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

the bargainor_____, 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_____, Tennessee, this _____day of_____, 19_____.

Commission expires _____

_____
Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David M. Shearon and_____ with whom I am personally acquainted * and who upon (his oath) (himself) acknowledged (~~themselves~~) to be the President and_____ respectively of the Shearon, Inc. the within named bargainor, a corporation, and that (he) as such President (~~they~~) 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 David M. Shearon as such President, and attesting the same by the said_____ as such_____.

Witness my hand and official seal at office at Nashville on this the 31st day of March, 19 87.

My commission expires 11-12-89

Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Shearon, Inc.

TO
Michael Lee Werner and wife,
Annelle Ashburn Werner

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

RECEIVED OF _____

FOR _____

BOOK 7189 PAGE 969

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] CONT. [illegible]
[illegible] CSTAX [illegible]
.50 [illegible]
6.00 [illegible]
CHECK 339.50-
9547A04/02/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10563

IDENTIFICATION REFERENCE

APR 2 12 15 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 64499