Re-recorded to correct chain of title clause

BOOK 7140 PAGE 92

54

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF February, 19 87.

Notary Public

MY COMMISSION EXPIRES: July 19, 1987

CORRECTION

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
Jess S. Shearin (NAME)	World Savings & Loan Association (NAME)	MAP 148-12
1002 Wilson Pike (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 5507 (STREET ADDRESS)	PARCEL 25
Brentwood, TN 37027 (CITY) (STATE) (P. O. ZIP)	Denver, CO 80217 (CITY) (STATE) (ZIP)	2DU-16240

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, Barbara J. Caylor, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jess S. Shearin and wife, Carolyn Shearin

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:

RE-RECORD BOOK 7227 PAGE 667

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Lori Heights, as of record in Book 3106, page 123, Register's Office for said County.

SAID Lot No. 6 fronts 143.86 feet on the southerly side of Lydia Drive and extends back 187.12 feet on the easterly line and 150.70 feet on the westerly line to a dead line on which it measures 192.01 feet, said dead line being a broken line.

INCLUDED BUT EXCLUDED:

BEING the easterly 30 feet of Lot No. 6 on the Plan of Lori Heights, as of record in Book 3106, page 123, said Register's Office, d described as follows, according to a survey by Hal R. Swann, Jr. dated April 14, 1981.

BEGINNING at the northwesterly corner of Lot No. 5 and running back along the lot line 187.12 feet to a point; thence along a broken line across the rear, 28 feet, more or less to a point; thence northerly 182 feet, more or less to the southerly margin of Lydia Drive; thence along the Lydia Drive 30 feet to the point of beginning.

Being part of the same property conveyed to Jack D. Caylor, Sr. and wife, Barbara J. Caylor by deed from James H. Watson and wife, of record in Book 4553, page 212, Register's Office for Davidson County, Tennessee.

BJC

This is unimproved ( ) improved (X) property, known as 905 Lydia Drive, (House Number) (Street) Antioch, TN 37013 (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 my hand this 12th day of February, 19 87

Barbara J. Caylor

Barbara J. Caylor

BOOK 7140 PAGE 93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

RE-RECORD: BOOK 7227 PAGE 668

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara J. Caylor

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of February 19 87

Commission expires July 16, 1987

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 (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
Barbara J. Caylor

TO
Jess S. Shearin
Carolyn Shearin

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

FEB 18 1 31 PM '87

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

MAY 6 3 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

9485.7

RE-RECORD

2989

CONTINUATION OF LEGAL DESCRIPTION

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 4553, page 214, of the Register's Office for Davidson County, Tennessee, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

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