BOOK 7324 PAGE 965 Box 32

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Albert L. Jernigan
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(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	~~XXXXXXXXXX~~ Mortgagee:	MAP-PARCEL NUMBERS
Albert L. Jernigan (NAME)	AmSouth Mortgage Company, Inc. (NAME)	72-2-108
505 E. Angela Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	15DZ05935
Goodlettsville, TN 37072 (CITY) (STATE) (P.O.ZIP)	Birmingham, Alabama 35201 (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, David M. Shearon and wife, Patricia W. Shearon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Albert L. Jernigan

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. 46 on the plan of E. B. Craig's Subdivision of the Crownover Property of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee.

SAID Lot No. 46 fronts 50 feet on the easterly margin of Baxter Avenue and extends back 174 feet on the northerly line and 195.54 feet on the southerly line to a dead line in the rear, measuring 52.2 feet thereon.

BEING part of the same property conveyed to David M. Shearon and wife, Patricia W. Shearon, by deed from Michael S. Kaszyski, Jr., and wife, Dorothy G. Kaszyski, of record in Book 5857, page 956, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to AmSouth Mortgage Company, Inc., of record in Book 6666, page 420, and re-recorded in Book 6680, page 523, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

ALSO conveyed herewith is a 15 foot easement for ingress and egress across the rear portion of Lot 45 on the plan of E. B. Craig's Subdivision of the Crownover Property of record in Book 894, pages 640 and 641, Register's Office for Davidson County, Tennessee, as retained in Book 7046, page 252, said Register's Office.

This instrument is executed on behalf of Patricia W. Shearon by David M. Shearon, as her Attorney-in-Fact, pursuant to Power of Attorney of reocrd in Book 6441, page 278, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (xx) property, know as 3620 A Baxter Avenue, Nashville, Tennessee 37216
(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 hand s this 12th day of August, 19 87

David M. Shearon

Patricia W. Shearon
By Attorney-in-Fact, David M. Shearon

attorney in fact David M. Shearon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Shearon

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

Commission expires 11-12-89

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

Notary Public

STATE OF TENNESSEE
Davidson County

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 _____

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

Notary Public

WARRANTY DEED

FROM David M. Shearon and wife,

TO Patricia W. Shearon

Albert L. Jernigan

IDENTIFICATION REFERENCE

Aug 13 1 29 PM 87

FEE $ 5.50

DAVIDSON COUNTY, TN

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Shearon, 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 on behalf of Patricia W. Shearon, as her Attorney-in-Fact, as the free act and deed of the within named Patricia W. Shearon.

Witness my hand and seal at Nashville, Tennessee, this 12th day of August, 1987.

My Commission Expires:
11-12-89

Notary Public

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

[illegible]
18[illegible].00 [illegible]
.50 [illegible]
6.00 [illegible]
CHECK [illegible]
1383A03/13/87 BAL [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 5 6 7 1.

IDENTIFICATION REFERENCE

AUG 13 1 29 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 05310