Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
David Shearon, ETUX 661 Brick Church Pike White House, Tn. 37188	David Shearon, etux 661 Brick Church Pike White House, Tn. 37188	Map 10 Par. 71 10D24890

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, LAMA TERRA LIMITED, a Tennessee Limited Partnership, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said DAVID SHEARON and wife, PATRICIA SHEARON, hereinafter referred to as the "GRANTEES", their heirs and assigns , a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the Second Civil District of Davidson County and described according to a survey by R. L. Montoya-Land Surveying dated July 16, 1987.

BEGINNING at an existing concrete right-of-way monument located at the intersection of the northwest margin of Apple View Drive and the northern lot line of Lot 14 in the Plan of Ridgeview Estates Section One of record in Plat Book 5200, page 356, R.O.D.C., Tennessee; thence, along said right-of-way with a curve to the left, said curve having the following curve data; a delta of 10 degrees 41 minutes 30 seconds, a radius of 393.86 feet, a tangent of 36.86 feet and a length of 73.50 feet to a point; thence, leaving said right-of-way, south 86 degrees 36 minutes 00 seconds West 200.96 feet along a line common to the Harold D. Baker Property of record in Deed Book 6215, page 287; thence, along a line common to the E. G. Bracey Property of record in Deed Book 4819, page 184, Register's Office of Davidson County, North 49 degrees 45 minutes 00 seconds, West 38.81 feet to a White Oak Tree; thence, continuing with Bracey's East line North 17 degrees 30 minutes 00 seconds West 637.60 feet to a steel post; thence, continuing with Bracey's East Line, North 13 degrees 23 minutes 13 seconds East 509.53 feet to an iron pipe; said pipe being the North East corner of Bracey and the Southeast corner of G. H. Paradise of record in Deed Book 6156, page 125, Register's Office of Davidson County; thence, with Paradise's East line North 11 degrees 55 minutes 21 seconds East 589.85 feet to a point; thence, continuing with said Paradises' East line, North 11 degrees 43 minutes 13 seconds East 277.87 feet to a point in the center of Sycamore Creek South, thence continuing with the centerline of said creek with the following three calls: North 88 degrees 27 minutes 51 seconds East 438.23 feet, thence South 68 degrees 13 minutes 27 seconds East 292.69 feet; thence, South 39 degrees 38 minutes 02 seconds East 239.70 feet; thence, leaving said centerline of creek, South 09 degrees 10 minutes 00

seconds West 176.38 feet to platted concrete monument which marks the northwesterly corner of the aforementioned Ridgeview Estates; thence with the line of Ridgeview Estates for the next eight calls; South 16 degrees 35 minutes 00 seconds West 408.00 feet to a platted concrete monument; thence, South 21 degrees 55 minutes 00 seconds West 482.50 feet to a platted concrete monument; thence, South 16 degrees 46 minutes 00 seconds East 386.80 feet to a platted concrete monument; thence, South 27 degrees 11 minutes 00 seconds West 194.80 feet to a platted concrete monument; thence, North 86 degrees 46 minutes 00 seconds West 348.06 feet to a platted concrete monument; thence, South 53 degrees 23 minutes 53 seconds West 154.2 feet to an existing concrete monument in the easterly right-of-way of Apple View Drive; thence, continuing an additional 25.83 feet to the centerline of Apple View Drive, a total of 180.03 feet to a point, the beginning of a curve in a southerly direction; thence, with said curve along said centerline and curving to the right, and having the following curve data, a delta of 10 degrees 42 minutes 50 seconds, a radius of 418.00 feet; a tangent of 39.20 feet and a length of 78.16 feet, to a point; thence, leaving said centerline South 64 degrees 07 minutes 27 seconds West 24.19 feet to the point of beginning, containing 39.88 acres more or less.

Being part of the same property conveyed to Lama Terra Limited, a Tennessee Limited Partnership, by deed from Edward Grigsby Bracy, Jr. a/k/a E. G. Bracy and wife, Hazel Walker Bracey a/k/a Hazel W. Bracey, of record in Book 5748, page 6, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And, We, the Grantors do covenant with the said Grantees, that we are lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1987 State and County taxes, prorated between the parties and assumed in full by the Grantees.

And the, Grantors do further covenant and bind ourselves, our heirs and representatives to warranty and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 17th day of August, 1987.

LAMA TERRA LIMITED, a
Tennessee Limited Partnership

By: Keith Perryman Gen. Partner
KEITH PERRYMAN, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEITH PERRYMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal this the 17th day of August, 1987.

Deanne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

David Swann
Affiant

Sworn to and subscribed before me, this the 17th day of August, 1987.

Deanne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

5 7 1 5 3

IDENTIFICATION REFERENCE

AUG 19 10 04 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7329 PAGE 129

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED		MO TAX - STATE TAX MORT
TD - TRUST DEED	UCC - UNIFORM COMMERCIAL CODE	PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			39000.00- CAMT.	
			109.20 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 118.70-	
3117A	08/19/87		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 1 5 3

IDENTIFICATION REFERENCE

AUG 19 10 04 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07006