- FILE #6311 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee

BOOK 7390 PAGE 862

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
GEORGE H. SHEARER (NAME)	NEW OWNER (NAME)	MAP 116-7
113 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 35
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB #BM1555

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, ANN STAHLMAN HILL and MILDRED STAHLMAN, Joint Executrixes under the Last Will and Testament of Mildred Thornton Rhett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE H. SHEARER and wife, AMBER M. SHEARER

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:

SEE EXHIBIT "A" ATTACHED

7.8.30 6.

IDENTIFICATION REFERENCE

OCT 30 8 59 AM '87

DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 113 Lynwood Boulevard, Nashville, Tennessee 37205

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 23 day of October, 19 87

Ann Stahlman Hill
ANN STAHLMAN HILL, Joint Executrix

Mildred S. Stahlman
MILDRED STAHLMAN, Joint Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 739 PAGE 863

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 _____

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

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary public in and for said County and State, Ann Stahlman Hill and Mildred Stahlman, Joint Executrices, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 23 day of October, 1987.

Deborah Watts
Notary Public

My Commission Expires:

My Commission Expires May 13, 1989

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,000.00

George H. Shearer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 19 87.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM ANN STAHLMAN HILL and MILDRED STAHLMAN, Joint Executrices

TO GEORGE H. SHEARER and wife, AMBER M. SHEARER

PLEASE RETURN TO:

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

Land in the City of Belle Meade, Davidson County, Tennessee, being lot No. 5 on the plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot, (said court being abandoned by agreement of record in book 806, page 76, said Register's Office), described together as follows:

Beginning on the westerly margin of Lynwood Boulevard at the corner of lots Nos. 4 and 5; thence with the line between said lots, westwardly 285-1/2 feet to the center of a 30-foot court, now abandoned; thence with the center of said abandoned court, southwardly 200 feet to the corner of lots Nos. 5 and 6; thence with the line between said lots, eastwardly 339 feet to the westerly margin of Lynwood Boulevard; thence northwardly 155 feet to the beginning of a curve in said boulevard; thence with said curve in a northwesterly direction 139-1/2 feet to the corner of lots Nos. 4 and 5, the point of beginning.

Being part of the same property conveyed to Mrs. Mildred T. Rhett by deed from William Waller, Trustee under the Will of Martha N. Waller, Deceased, of record in Book 1586, Page 183, Register's Office for Davidson County, Tennessee. Mrs. Mildred T. Rhett has since died leaving a Will of record in Will Book 159, page 155, Probate Court for said County in which Ann Stahlman Hill and Mildred Stahlman were appointed Joint Executrices with full power to sell. The said Mrs. Mildred T. Rhett and Mildred Thornton Rhett being one and the same person.

Included in the above described tract but specifically excluded from this transfer is the following tract:

Land in the City of Belle Meade, Davdison County, Tennessee, being the southerly part of lot No. 5 on the plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in book 421, page 45, Register's Office for said County, and part of an abandoned court lying immediately west of said lot, (said court being abandoned by agreement of record in book 806, page 76, said Register's office), described together as follows:

Beginning on the westerly margin of Lynwood Boulevard at the corner of lots Nos 5 and 6; thence with the line between said two lots, south 81 1/2 degrees west 339 feet to the center of a 30-foot court now abandoned; thence with the center of said abandoned court northwardly 97 feet; thence north 74 degrees 30' east 375.5 feet, more or less to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly 138.78 feet, more or less, to the beginning.

Being the same property conveyed to George R. Hill and wife, Ann Stahlman Hill, by deed from Mildred Thornton Rhett, an unmarried person, of record in Book 1676, page 321, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7390 PAGE 865

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.3.0.6.

IDENTIFICATION REFERENCE

OCT 30 8 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 31063