FILE BOX 61

FORM NO. WD-1 REV. 10-86

BOOK 7654 PAGE 379

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

X [signature] Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF September, 88

[signature] Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey J. Shearer (NAME)	Leader Federal Savings & Loan Association (NAME)	142-15-13
628 Harpeth Bend Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101-2926 (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, Ronald L. Hooper, Sr. and wife, Gail A. Hooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey J. Shearer and Dixie Lynn Ashcraft, both unmarried

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. 94, on the Plan of Section 1, Harpeth Valley Park, as shown on plat of record in Plat Book 3600, pages 93 and 94 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Ronald L. Hooper, Sr. and wife, Gail A. Hooper by deed from Guillermo Cadena, M. D. and wife, Gladys D. Cadena of record in Book 4829, Page 408, said Register's Office for Davidson County, Tennessee.

Subject to any and all easements, restrictions, plats ad other matters of record.

6827

IDENTIFICATION

SEP 16 1 44 PM '88

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is { unimproved / improved } property, known as 628 Harpeth Bend Drive, Nashville, TN 37221
(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 15th day of September, 19 88

[signature]
Ronald L. Hooper, Sr.

[signature]
Gail A. Hooper

STATE OF TENNESSEE
Davidson County

BOOK 7654 PAGE 380

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald L. Hooper, Sr. and wife, Gail A. Hooper

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of September 19 88

Commission expires 2/4/89

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 _____

Notary Public

STATE OF TENNESSEE
Davidson County

On this _____ day of _____ 1989 09/16 personally appeared 311.75 before me, _____, 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 the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

My commission expires: _____

Notary Public



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7654 PAGE 381

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

CAMT	92500.00
CON TX	305.25
PRFEE	0.50
WDEED	6.00
TOTAL	311.75
CHECK	311.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/16/88 01 11:49 0001 7290

68271

INFINITY REFERENCE

SEP 16 1 45 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 134899