This Instrument was prepared by
Frank Dossett, Attorney at Law
Fleet Building, LaFollette, TN

WARRANTY DEED BOOK 8356 PAGE 70

THIS INDENTURE made and entered into on this the 20th day of May, 1991, by and between DARRELL T. SHEARS and wife, LESA M. SHEARS, of Campbell County, Tennessee, parties of the first part, and RONALD WAYNE BREEDLOVE and wife, TAMMY BERNICE BREEDLOVE, of P.O. Box 211, Nashville, Tennessee, parties of the second part.

W I T N E S S E T H

That the parties of the first part, for and in consideration of the sum of One (1) Dollar and other good and valuable consideration in hand paid to them by the parties of the second part, the receipt of all of which is hereby acknowledged, has granted, bargained, sold and conveyed and does hereby grant, bargain, sell, and convey unto the parties of the second part the following described premises, to wit:

Situate in District Number FOUR (4) of Davidson County, Tennessee, and 25th Civil District of Wilson County, Tennessee, according to a survey made by Joe Charles Wilson, Tennessee License Surveyor No. 654 and as drawn by T & H Land Surveyors, and described as follows:

BEGINNING at a point in the southerly margin of Hobson Pike, said point being 597.53 feet from the most westerly line of the Co-O-Properties, Inc. Farm as measured along the southerly margin of Hobson Pike North 84 degrees 14 minutes East; thence with the southerly margin of Hobson Pike North 84 degrees 14 minutes East 200 feet to a point; thence South 7 degrees 10 minutes East 1117.21 feet to a point; thence South 82 degrees 53 minutes West 200 feet to a point; thence North 7 degrees 10 minutes West 1121.92 feet to the point of beginning, containing 5.14 acres, more or less.
This property is conveyed subject to all applicable local government planning, building and zoning regulations.
This is un-improved property.
TOGETHER WITH ALL the improvements, including fixtures, now or hereafter located on the property, and all easements, rights, appurtenances, estate, title and interest thereto, all of which shall be deemed to be a part of the property covered by this deed.

Being the same property conveyed to grantors herein in deed of record Book 6497, Page 396, in the Register's Office for Davison County, Tennessee. Also see Release Book 7190, Page 124. Also recorded in Deed Book 393 Page 379 in the Register's Office for Wilson County, Tennessee. Also see Release Book 554, Page 653.

Parcel Identification Number: Map 119, Parcel 6010, as shown in the Property Assessor's Office for Wilson County, TN.

Parcel Identification Number: Map 124-00-0, Parcel 063.00, as shown in the Property Assessor's Office for Davidson County, TN.

With the hereditaments and appurtenance thereto appertaining, hereby releasing all claims to homestead and dower therein. To have and to hold the said premises to the said parties of the second part their heirs and assigns forever. And the said parties of the first part for themselves and for their heirs, executors and administrators, does hereby covenant with the said parties of the second part their heirs and assigns that they are lawfully seized in fee-simple of the premises above conveyed and has full power, authority and right to convey the same; that said premises are free from all encumbrances and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Darrell T. Shears
DARRELL T. SHEARS

Lesa M. Shears
LESA M. SHEARS

STATE OF TENNESSEE
COUNTY OF Jackson

Personally appeared before me, Jimmy L. Birdwell, a Notary Public in and for said County and State the within named bargainor, DARRELL T. SHEARS and LESA M. SHEARS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office, this 20th day of May, 1991.

Jimmy L. Birdwell
Notary Public

JIMMY L. BIRDWELL NOTARY PUBLIC JACKSON COUNTY, TN.

My Commission Expires: 10-9-94

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STATE OF TENNESSEE
COUNTY OF Wilson

I, or we, hereby swear or affirm that the actual transfer, or value of the property transferred, whichever is greater, is $ 32,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tammy Breedlove
Affiant

Subscribed and sworn to before me this the 21st day of May, 1991.

J. Dedman, Dep. Register
Register

My Commission Expires _____

The person or agency responsible for payment of the real property taxes is as follows:

RONALD WAYNE & TAMMY BERNICE BREEDLOVE
P.O. BOX 211
NASHVILLE, TN 37013

SEAL

Filed for record May 21 1991
at 10:00 O'Clock A M.
Noted in Note Book 27 Page # 89
Recorded in Deed Book #423 Page # 199
In the Register's office for
Wilson County, Tennessee.
On this 21st day of May 19 91
Margie Trice, Register
By: J. Dedman, Dep. Reg.

State Tax	$ 105.60
Fee	$ 1.00
Recording Fee	$ 12.00
Total	$ 118.60
Receipt No.	25852

MARGIE L. TRICE, Register
By _____
Deputy

15793

IDENTIFICATION REFERENCE

Mar 21 11 11 AM '91

PICK-UP

3859 05/21 0101 03CHECK 9.00