STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

George H. Shearer Jr
Affiant

Subscribed and sworn to before me, this 4th day of May, 1992.

Betty L. Grimes
Notary Public

My Commission Expires: 11-21-92

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Box 44

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
George H. Shearer, Jr. and wife, Amber M. Shearer 4425 Shepard Place Nashville, TN 37205	SAME	130-06-042 BM 08204

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARTHA L. ROWE, SUSAN L. BODDIE, JOHN B. LEAKE AND WILLIAM A. LEAKE**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GEORGE H. SHEARER, JR., AND WIFE, AMBER M. SHEARER**, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the east half of Lot No. 1 on the Map of the Subdivision of Lots Nos. 12 and 13 and the Re-Subdivision of Lots 10 and 11, Belle Meade No. 2, of record in Book 421, page 112, Register's Office for said County.

Said part of said Lot No. 1 fronts 100 feet on the south side of Shepard Place and runs back between parallel lines 200 feet to a dead line, which is the north line of Lot No. 1 on the map of subdivision of Block "C" Belle Meade No. 2, of record in Book 421, page 58, Register's Office for said County.

Being the same property conveyed to Martha Armistead Leake by deed from John E. Wells and wife, Eva May Wells, of record in Book 1345, page 607, Register's Office for said County. By instrument of record in Book 1943, page 183, Register's Office for said County, Martha Armistead Leake conveyed subject property to First American National Bank of Nashville, Trustee. By quitclaim deed of record in Book 8247, page 431, Register's Office for said County, First American Trust Company, N.A., Trustee

(successor-in-trust to First American National Bank of Nashville, Trustee, under Trust Agreement between Martha Armistead Leake and First American National Bank of Nashville dated March 1, 1951) conveyed subject property to Martha L. Rowe, Susan L. Boddie, John B. Leake and William A. Leake, each a one-fourth undivided interest.

Subject property is not the usual place of residence of any of the Grantors.

It is hereby agreed and understood that John Bowman Leake, Jr. and John B. Leake are one and the same person; and William Armistead Leake and William A. Leake are one and the same person. Also, John B. Leake and John B. Leake, Jr., are one and the same person.

This conveyance is made subject to:

1992 Metro taxes and City of Belle Meade taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

This is improved property, known as 4425 Shepard Place, Nashville, TN 37205.

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 hands this 21st day of May, 1992.

Martha L. Rowe
Martha L. Rowe

Susan L. Boddie
Susan L. Boddie

John B. Leake
John B. Leake

By: Susan Armistead Leake Boddie
Susan Armistead Leake Boddie,
Attorney-in-fact

William A. Leake
William A. Leake

By: Susan Armistead Leake Boddie
Susan Armistead Leake Boddie,
Attorney-in-fact

STATE OF OHIO)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARTHA L. ROWE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 1992.

Anne E. Maness
ANNE E. MANESS Notary Public
Notary Public, State of Ohio
My Commission Expires Aug. 12, 1996

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN L. BODDIE** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 1992.

Betty R. Grimes
Notary Public

My Commission Expires: 11-21-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUSAN ARMISTEAD LEAKE BODDIE** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Attorney-in-fact 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.

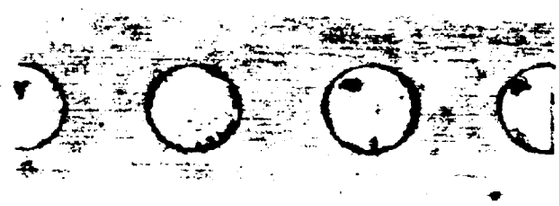
Witness my hand, at office, this 4th day of May, 1992.

Betty R. Grimes
Notary Public

My Commission Expires: 11-21-92

073211

IDENTIF. REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8617 PAGE 762

CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 205000.00
				CON TX 758.50
				PRFEE 1.00
				MISC 9.00
				TOTAL 768.50
				CHECK 768.50
			01	13:26 0001 3409

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07321

IDENTIF. REFERENCE

MAY 4 3 26 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, T.N.

No. 527681