FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$80,200.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF March 19 93

Notary Public

MY COMMISSION EXPIRES: 1-25-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Clyde Paul Holland, Atty, 2628 Old Lebanon Road, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL D. SHEARER, et ux (NAME)	JACQUELINE SARTIN FOWLER (NAME)	104-5/179
312 Harvard Avenue (STREET ADDRESS OR ROUTE NUMBER)	6577 Ferstel Road (STREET ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (P.O. ZIP)	Newburgh, IN 47630 (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, JACK HOWARD SARTIN and wife, MARGARET C. SARTIN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. SHEARER and wife, DEBORAH F. SHEARER,

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. 415 on the Plan of Richland Realty Company's Subdivision "C", as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 415 fronts 70 feet on the Northeasterly side of Harvard Avenue and runs back 250 feet to an alley and shows 50 foot frontage on said alley.

BEING the same property conveyed to Jack Howard Sartin and wife, Margaret C. Sartin, by deed from Frank B. Nowlin, Jr., Executor of the Estate of Louise Nowlin Anderson, deceased, of record in Book 4875, Page 935, Register's Office for Davidson County, Tennessee.

1993 Real Estate Taxes are to be paid by Grantees, Michael D. Shearer and wife, Deborah F. Shearer.

99405

IDENTIFICATION REFERENCE

MAR 11 10 33 AM '93

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

1414 03/11 0101 03CHECK 305.74

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is unimproved ( ) improved (X) property, known as 312 Harvard Avenue, Nashville, TN 37205
(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 8th day of March, 19 93

Jack Howard Sartin By Jacqueline S. Fowler Atty In Fact
JACK HOWARD SARTIN, by Jacqueline Sartin Fowler, Attorney-in-Fact, by authority of Power of Attorney as of record in Book 8313, Page 877, Register's Office for Davidson County, Tennessee.

Margaret C. Sartin By Jacqueline S. Fowler Atty In Fact
MARGARET C. SARTIN, by Jacqueline Sartin Fowler, Attorney-in-Fact, by authority of Power of Attorney as of record in Book 8313, Page 879, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, 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 _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 1993, before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacqueline Sartin Fowler, Attorney-in-Fact, to me known to be the person who executed the foregoing instrument on behalf of Jack Howard Sartin, by authority of Power of Attorney as of record in Book 8313, Page 877, Register's Office for Davidson County, TN, and on behalf of Margaret C. Sartin, by authority of Power of Attorney as of record in Book 8313, Page 879, Register's Office for Davidson County, TN, and who acknowledged that she executed the same as the free act and deed of the said Jack Howard Sartin and wife, Margaret C. Sartin.

WITNESS my hand and official seal at Nashville, TN, this 8th day of March, 1993.

MY COMMISSION EXPIRES:
1-25-97

NOTARY PUBLIC

WARRANTY DEED

FROM
JACK HOWARD SARTIN and wife,

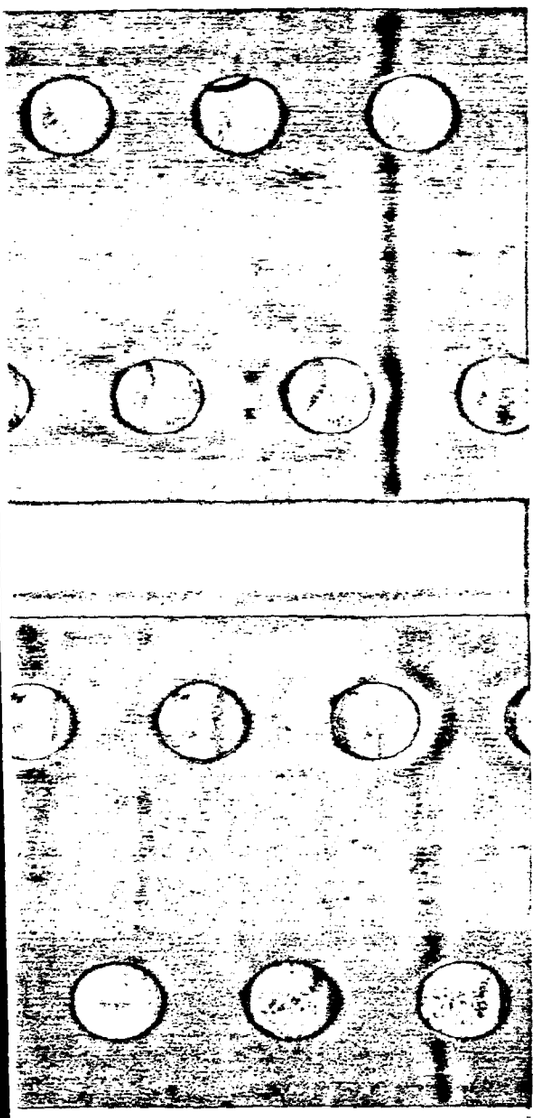
MARGARET C. SARTIN

TO
MICHAEL D. SHEARER and wife,

DEBORAH F. SHEARER

PLEASE MAIL BACK TO:
CLYDE PAUL HOLLAND, ATTORNEY
2628 OLD LEBANON ROAD
NASHVILLE, TN 37214

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80200.00
CDN TX 296.74
PRFEE 1.00
WDEED 8.00
TOTAL 305.74
CHECK 305.74

03/11/93 01 10:32 0001 1414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99405

IDENTIFICATION REFERENCE

MAR 11 10 33 AM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.628950