This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8988 PAGE 332

ADDRESS NEW OWNER:
Mary E. Randolph
304 Lorna Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 95-8
PARCEL 194
3DZ-09320

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Thomas Alvin Shearin and wife, Alice Shearin and Dorothy Jean Reynolds hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary E. Randolph, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 165, on the Plan of Woodberry Park, of record in Plat Book 2133, Pages 117/119, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Thomas Alvin Shearing and wife, Alice Shearin and Dorothy Jean Reynolds, by deed from Thomas W. Selley, Oscap P. Selley and wife, Mary Ann Selley of record in Book 6810, Page 365, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to a Deed of Trust payable to Citizens Bank, of record in Book 7143 , Page 975, and as modified in Book 8811, Page 299, said Register's Office, and is not assumed by Grantee. Grantor is obligated to make all payments as set forth in the Deed of Trust securing the first mortgage. A wrap-around mortgage is being recorded simultaneously herewith.

THIS conveyance subject to such easements, setback lines of record in Book 2133, Pages 117/119, and restrictive covenants of record in said Register's Office.

Taxes for 1993 have been pro-rated and assumed by Grantee(s).

This is improved property known as 304 Lorna Drive, Nashville, TN 37214.

This instrument is executed on behalf of Thomas Alvin Shearin and Alice Shearin by Dorothy Jean Reynolds as Attorney in Fact pursuant to a Power of Attorney being placed of recorded simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mary E. Randolph, unmarried, her heirs and assigns, forever; and we, Thomas Alvin Shearin, Alice Shearin, and Dorothy Jean Reynolds do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of June, 1993.

Thomas Alvin Shearin

Thomas Alvin Shearin, by Dorothy Jean Reynolds
Attorney-in-Fact

Alice Shearin

Alice Shearin, Dorothy Jean Reynolds
Attorney-in-Fact

Dorothy Jean Reynolds

Dorothy Jean Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dorothy Jean Reynolds as Attorney In Fact of Thomas Alvin Shearin and Alice Shearin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the 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 and official seal at Nashville, Tennessee, this the 18th day of June, 1993.

Jane W. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dorothy Jean Reynolds with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of June 1993.

Jane W. Floyd

NOTARY PUBLIC

My commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

Mary E. Randolph

AFFIANT

Subscribed and sworn to before me this 18th day of June, 1993.

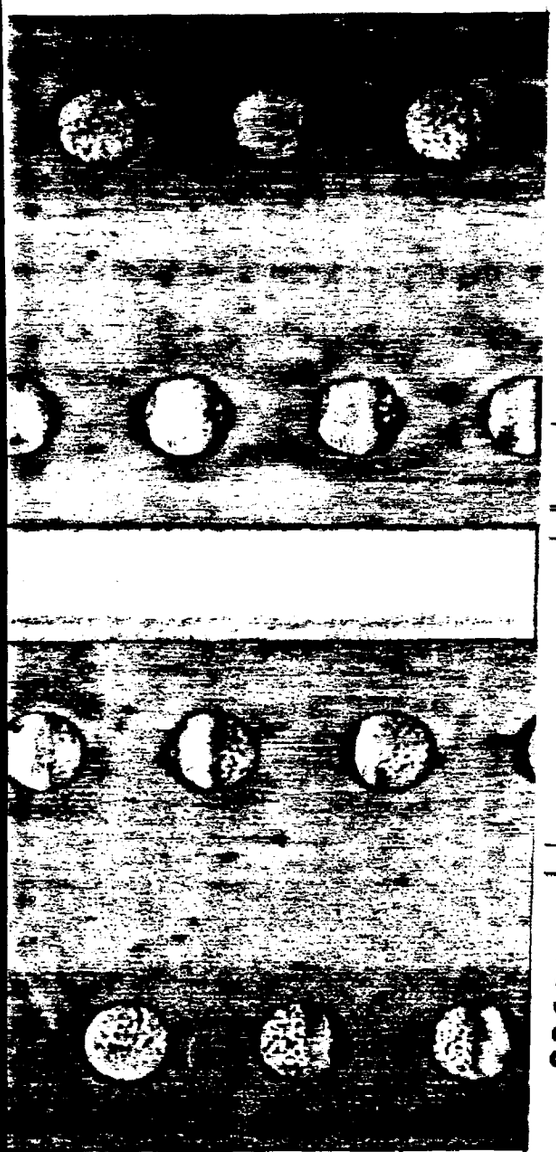
Jane W. Floyd

NOTARY PUBLIC
My Commission Expires: 3/22/97

32638
IDENTIF. ✦ REFERENCE

93 JUN 22 AM 8:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0102 06/22 0101 03CHECK 249.50



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

RECEIVED OF _____

FOR _____

BOOK 8988 PAGE 334

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 65000.00
				CON TX 240.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 249.50
				CHECK 249.50
			06/22/93 01	08:40 0001 0102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32638
IDENTIF. ↑ REFERENCE

93 JUN 22 AM 8:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 665345