BOOK 9411 PAGE 556

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 19 94

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| STEPHEN A. SHEROAN (NAME) | LEADER FEDERAL BANK FOR SAVINGS (NAME) | 83-12-122 |
| 806 POTTER LANE (ADDRESS) | P. O. BOX 2926 (ADDRESS) | 15DA-52000 |
| NASHVILLE, TN 37206 (CITY) (STATE) (ZIP) | MEMPHIS, TN 38101-2926 (CITY) (STATE) (ZIP) | |

FOR AND 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, MATTIE MAE M. MARTIN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN A. SHEROAN AND WIFE, AMY C. SHEROAN

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. 152, on the Plan of Section Five, Rosewood Heights, of record in Book 2331, page 39, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lewis F. C. Martin and wife, Mattie Mae M. Martin, by deed from S. Briggs Burkhalter and wife, Jean E. Burkhalter, of record in Book 2548, page 483, Register's Office for Davidson County, Tennessee. The said Lewis F. C. Martin has since died and is survived by wife, Mattie Mae M. Martin.

This instrument is executed on behalf of Mattie Mae M. Martin, by Jeanette M. Brandon, as her Attorney-in-Fact pursuant to a Power of Attorney, of record in Book 8958, page 652, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated June 17, 1994, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

72539

IDENTIFICATION REFERENCE

JUL 19 PM 1:07

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 806 POTTER LANE, NASHVILLE, TN 37206
(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 my hand this 18th day of July 19 94

MATTIE MAE M. MARTIN
By: Mattie Mae M. Martin by Jeanette M Brandon POA
JEANETTE M. BRANDON, ATTORNEY-IN-FACT
Mattie Mae Martin

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MATTIE MAE M. MARTIN, UNMARRIED

the bargainor _____, 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 18th day of July, 1994.

Commission expires July 26, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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
COUNTY OF DAVIDSON

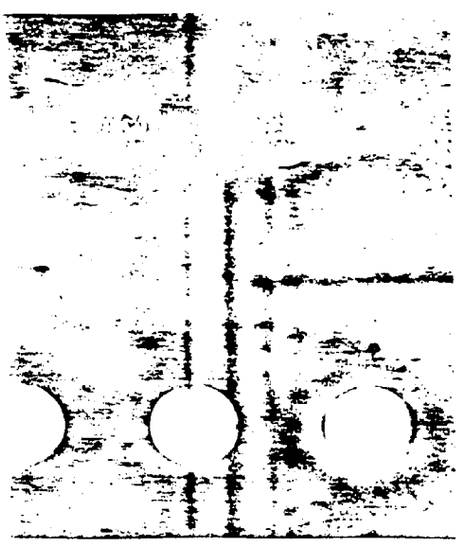
PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanette M. Brandon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Mattie Mae M. Martin, as her Attorney-in-Fact, as the free act and deed of the within named Mattie Mae M. Martin.

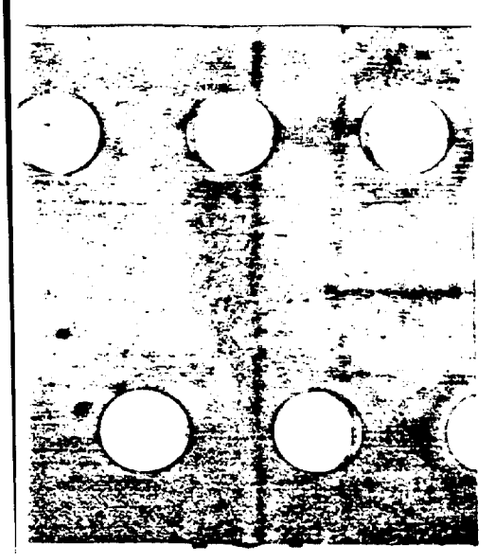
WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of July, 1994.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

3529 07/19 0101 03CHECK 307.59





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

RECEIVED OF _____

FOR _____

BOOK 9411 PAGE 558

| | | |
|---|---|---|
| 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 80700.00 |
| | | | | CON TX 298.59 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 307.59 |
| | | | | CHECK 307.59 |
| | | | 07/19/94 01 | 13:07 0001 8520 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

72539
IDENTIFICATION REFERENCE

94 JUL 19 PM 1:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 815107