BOOK 9648 PG 215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 56,336.18

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 19 95

Notary Public I. DYKE TATUM

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
JUDY G. BALLARD (NAME)	FLEET REAL ESTATE FUNDING (NAME)	61-3-131
234 Riverside Drive (ADDRESS)	11200 W. PARKLAND AVENUE (ADDRESS)	15DZ-01820
Nashville, TN 37206 (CITY) (STATE) (ZIP)	MILWAUKEE, WI 53224-3128 (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, DAVID M. SHEARON (being one and the same person as DAVID MARTIN SHEARON) and wife, LINN SHEARON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUDY G. BALLARD, A MARRIED WOMAN

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. 11, Block "K", on the Plan of Broadmoor, Section No. 2, of record in Plat Book 547, page 174, said Register's Office, to which reference is hereby made for a more complete and accurate legal description. Said Lot No. 11 fronts 60 feet on the northerly side of Malquin Drive and runs back between parallel lines 155 feet to a dead line.

BEING the same property conveyed to David M. Shearon and wife, Patricia Ann Shearon, by deed from Ewing B. Shearon and wife, Elizabeth Shearon, of record in Book 5411, page 879, Register's Office for Davidson County, Tennessee; and the interest of Patricia Ann Shearon in which was conveyed to David Martin Shearon by virtue of Final Decree of record in Book 8246, page 242, said Register's Office

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

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee(s) to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5411, page 882, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee(s).

unimproved ( )
This is improved (X) property, known as 907-A MALQUIN DRIVE, NASHVILLE, TN 37216
(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 13th day of April 19 95

DAVID M. SHEARON

LINN SHEARON

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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 DAVID M. SHEARON AND WIFE LINN SHEARON

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 13th day of April, 19 95

Commission expires July 26, 1997

Notary Public I. DYKE TATUM

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

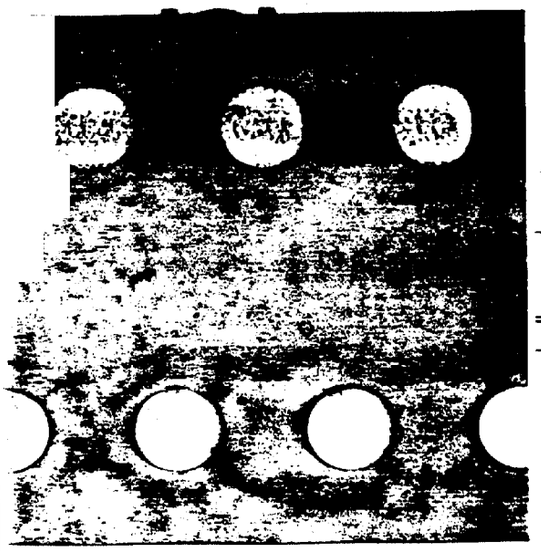
52656

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9648 PG 217

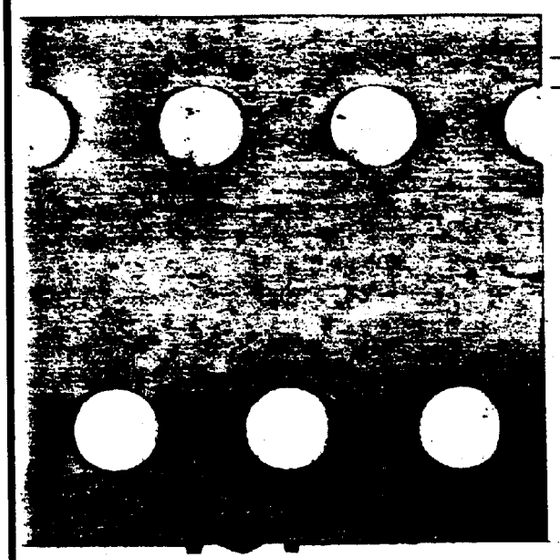
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 56336.18
CON TX 208.31
PRFEE 1.00
MDEED 8.00
MTA 217.31
CHECK 217.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/13/95 01 11:09 0001 1996



52656

IDENTIF. & REFERENCE

95 APR 18 AM 11:09

REGISTER
DAVIDSON COUNTY, TN.

No. 901472