FILE NO. 34707
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF AUGUST, 1996

Notary Public

MY COMMISSION EXPIRES: 5/25/98
(AFFIX SEAL)

BOOK 10145 PG 205

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID M. MARRS et ux	S A M E	93-14-459
(NAME)	(NAME)	
3191 Old Airline Road		13W 10950
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Arlington, TN 38002		
(CITY) (STATE) (P.O. ZIP)	(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, MICHAEL G. SHEARS a/k/a MICHAEL SHEARS and wife, KATHERINE B. SHEARS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID M. MARRS and wife, LATITIA R. MARRS

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:

SEE ATTACHED LEGAL DESCRIPTION

96 AUG -5 AM 10:43
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

02108864
IDENTIF. & REFERENCE

BEING the same property conveyed to Michael G. Shears a/k/a Michael Shears by deed from Jewell Elam Hancock et al, of record in Book 6663, page 988, Register's Office for Davidson County, Tennessee and by deed from Doris Ligon of record in Book 6665, page 542, said Register's Office.

KATHERINE B. SHEARS, wife of MICHAEL G. SHEARS, joins in this conveyance for the purpose of waiving any marital rights she might have in the subject property. Said conveyance subject to any easements, restrictions and other encumbrances of record, including 1996 taxes, being prorated between the parties.

This is unimproved ( ) improved (X) property, known as 713 5th Avenue, South, Nashville, Tennessee 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 our hands this day of August, 1996

Michael G. Shears
MICHAEL G. SHEARS

Katherine B Shears
KATHERINE B. SHEARS

STATE OF TENNESSEE
Davidson County

BOOK 10145 PG 206

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MICHAEL G. SHEARS a/k/a MICHAEL SHEARS and wife, KATHERINE B. SHEARS

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 1996.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

TRACT I:

BEING the southeast part of Lot No. 91 on the Map of Barrow Grove, of record in Book "S", page 279, Register's Office for Davidson County. Said part of Lot No. 91 fronts 40 feet on the westerly side of Fifth Avenue South and runs back between parallel lines 160.5 feet more or less along the north margin of Ash Street, to the easterly line of the property conveyed to S. Solomon by deed of record in Book 782, page 770, said Register's Office.

TRACT II:

BEING the westerly part of Lot No. 91 and the southwesterly part of Lot No. 90 on the Plan of Barrow Grove, of record in Book "S", page 279, Register's Office for Davidson County, and described as follows:

BEGINNING at the northeast intersection of Ash Street and the first alley west of 5th Avenue South; thence northerly 120 feet more or less to a point; thence easterly 50.5 feet more or less to a point; thence southerly 120 feet more or less to the north margin of Ash Street; thence with the margin of the same westerly 51 feet.

INCLUDING but EXCLUDING such part of a private alley as is set out and mentioned in two deeds from C. E. Knight to Harriet G. Knight, of record in Book _____, page 414, and in Book 636, page 45, said Register's Office.

3082 08/05 0101 03CHECK 1770.50

TRACT III:

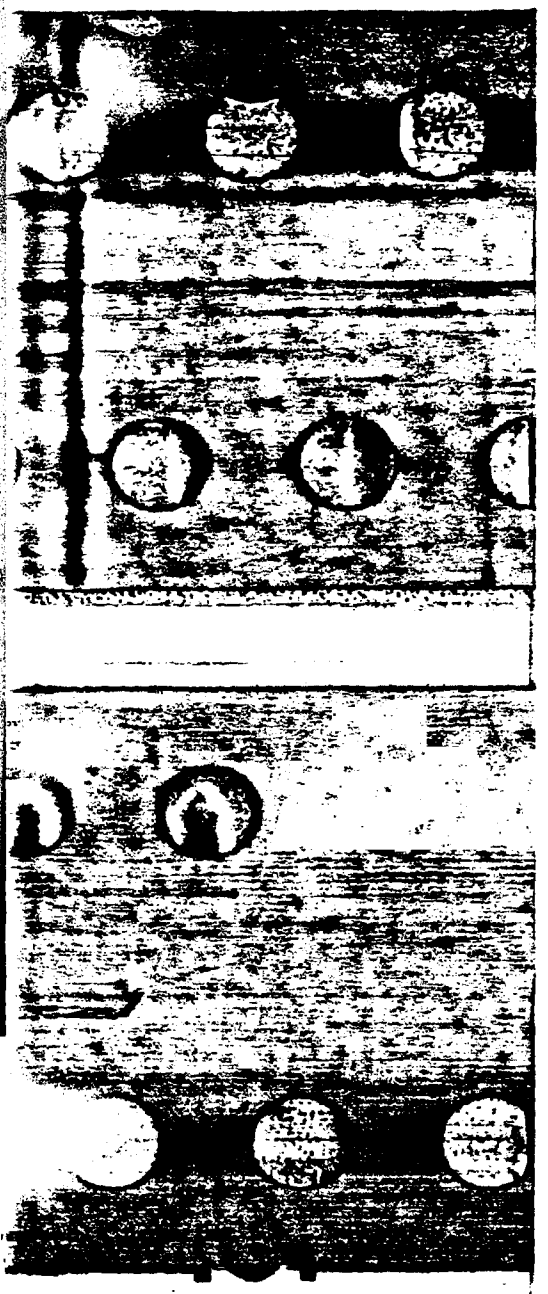
BEING the easterly 160-1/2 feet of the southerly 24 feet of Lot No. 90 and the easterly 160-1/2 feet of the northerly 16 feet of Lot No. 91, on the Plan of Barrow Grove, as of record in Book "S", page 279, Register's Office for said County, and described as follows:

BEGINNING at a point in the westerly margin of 5th Avenue South, formerly Summer Street, 80 feet north of the northerly margin of Ash Street, being the northeast corner of the property conveyed to Verlie Alexander Menser by deed from Allen Dobson and wife of record in Book 1264, page 88, said Register's Office; thence along Menser's north line westwardly 160-1/2 feet; thence at right angles northwardly 40 feet to the southerly line of the Ellen Battle property; thence with said line eastwardly 160-1/2 feet to the westerly margin of 5th Avenue South; thence with the same, southwardly 40 feet to the beginning.

TRACT IV:

BEING the north 40 feet of the south 80 feet of the east 160 feet more or less of Lot No. 91 on the map of Barrow Grove, of record in Book "S", page 279.

SAID part of said Lot No. 91 fronts 40 feet on the westerly side of 5th Avenue, South and runs back between parallel lines 160 feet more or less to the easterly line of the property conveyed to S. Solomon by deed of record in Book 782, page 770.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10145 PG 208

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
475000.00
CON TX 1757.50
PRFEE 1.00
MDEED 12.00
TOTAL 1770.50
CHECK 1770.50
08/05/96 01 10:48 0001 3082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02110864
IDENTIF. ↑ REFERENCE

96 AUG -5 AM 10:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070655