BOOK 10213 PG 471

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,500.00

Kevin F. Shearon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

19th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES 12/2/96

Mail

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kevin L. Shearon (NAME)	PNC Mortgage Corp. of America (NAME)	150-02-0-414.00
3204 Country Hill Road (STREET ADDRESS OR ROUTE NUMBER)	320 Interstate N. Pkwy. Ste300 (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Atlanta, GA 30339 (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, Jeannette Wells, now Jeannette Swant and husband, Dale Swant, by Jeannette Swant, Attorney-in-fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin L. Shearon and wife, Kristi R. Shearon

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. 33, on the plan of Section Three, Harbor Landing, as shown on plat of record in Plat Book 6900, Page 348, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jeannette Wells by Deed of Record in Book 7757, page 483, re-recorded in Book 10202 page 796, and by Final Decree of Divorce in Book 10190, page 105, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
The signature of Dale Swant is signed by his duly appointed Attorney-in-fact Jeannette Swant, pursuant to the Power of Attorney recorded simultaneously herewith.
Jeannette Wells and Jeannette Swant are one and the same person.
Dale Swant joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

unimproved (XX)
This is improved ( ) property, known as 3204 Country Hill Road Antioch, TN 37013
(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. Whenever 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 19th day of September, 19 96

~~Jeannette Swant~~

Dale Swant, by Jeannette Swant, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10213 PG 472

Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~Jeannette Wells, now Jeannette Swant, individually~~

the bargainor~~(s)~~, 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 19th day of September, 19 96.

Commission expires 12/2/96

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such (they) _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

96 OCT -3 AM 9:04

IDENTIFICATION REFERENCE

02232332

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

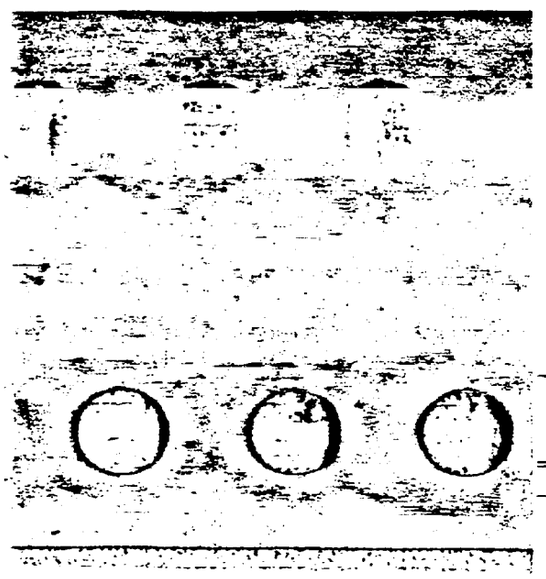
Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jeannette Swant, attorney-in-fact for Dale Swant, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledge that she is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

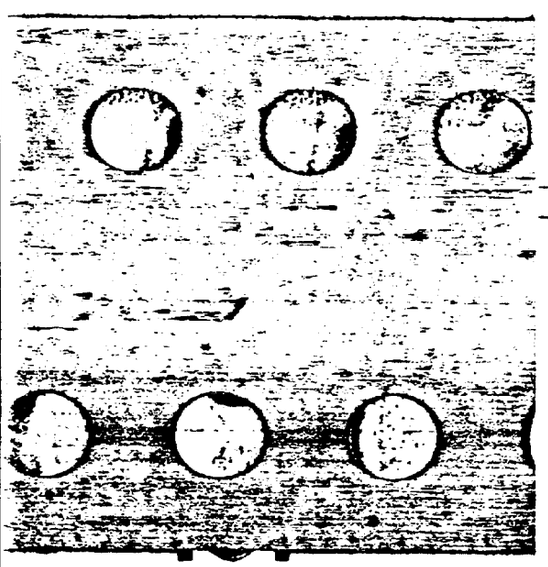
Witness my hand, at office, this 19th day of September, 1996.

My Commission Expires: 12/2/96

Notary Public

01 03CHECK





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 10213 PG 473

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 114500.00
CON TX 423.65
PRFEE 1.00
WDEED 8.00
TOTAL 432.65
CHECK 432.65

10/03/96 01 09:08 0001 5978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02322332
IDENTIF. # REFERENCE

96 OCT -3 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073054

No. [redacted]