This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BOOK 10235 PG 401

ADDRESS NEW OWNER:
John P. Sheahan Jr. and Stephanie H. Sheahan
308 Chippewa Circle
Nashville, Tennessee 37221

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 155-10A
PARCEL 10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James S. Collie and wife, Gilda Collie, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John P. Sheahan Jr. and wife, Stephanie H. Sheahan, tenancy in the entirety , 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:

BEING Lot 9, Final Plat, McCrory Trace Estates, as recorded in Book 6900, Pages 720-723 and corrected in Book 7825, Page 429, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James S. Collie and wife, Gilda Collie, by deed from John J. Hawn and wife, Suzanne Hawn of record in Book 9442, Page 5, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7241, Page 597, Register's Office, Davidson County, Tennessee.

This conveyance is subject to amendment and restatement of Declaration of Covenants, Conditions, and Restrictions of record in Book 7576, Page 846, said Register's Office.

This conveyance is subject to Deed to Homeowners Association of record in Book 7820, Page 342, rerecorded in Book 8013, Page 698, said Register's Office.

This conveyance is subject to Charter of record in Book 7576, Page 821, said Register's Office.

This conveyance is subject to By-Laws of record in Book 7576, Page 831, said Register's Office.

This conveyance is subject to all matters of record in Book 6900, Pages 720-723, corrected in Book 7825, Page 429, said Register's Office.

This is improved property known as 308 Chippewa Circle, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John P. Sheahan Jr. and wife, Stephanie H. Sheahan, their heirs and assigns, forever; and we, James S. Collie and wife, Gilda Collie 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 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 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 22nd day of October, 1996.

BOOK 10235 PG 402

James S. Collie

Gilda Collie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James S. Collie and wife, Gilda Collie 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of October, 1996.

NOTARY PUBLIC

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires 5-23-98

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $ 181,000.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of October, 1996.

NOTARY PUBLIC

My Commission Expires:

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 5-23-98

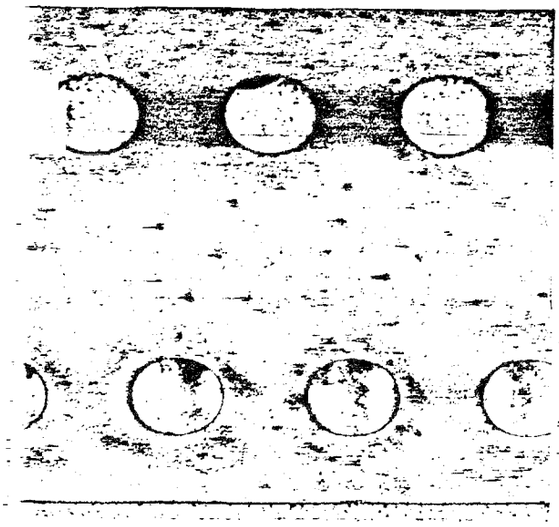
0239391

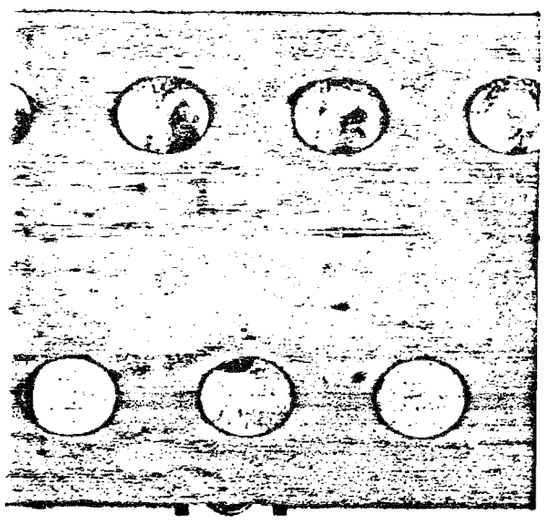
IDENTIFICATION REFERENCE

96 OCT 24 AM 9:12

FILED AND RECORDED REGISTER
DAVIDSON COUNTY, TN.

3553 10/24 0101 03CHECK 678.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10235 PG 403

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 181000.00
				CON TX 669.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 678.70
				CHECK 678.70
		10/24/96	01	09:13 0001 3562

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239391
IDENTIF. & REFERENCE

96 OCT 24 AM 9:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1080539

No [redacted]