37

WARRANTY DEED

STATE OF TENNESSEE BOOK 10380 PG 287
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

David Shearon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF March 19 97

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
DAVID M. SHEARON	**SAME**	91-8-118
(NAME)	(NAME)	
2129 EAST HILL DRIVE		11W-61000
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37115		
(CITY) (STATE) (ZIP)	(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, HOWARD T. FRAZIER AND WIFE, NAZARENE J. FRAZIER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH E. SHEARON AND DAVID M. SHEARON, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

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. 16, on the Map of Subdivision of Lots 25 and 26 of the County Lands, being part of Lot No. 42, Clifton Plan, of record in Book 161, page 169, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to HOWARD T. FRAZIER AND NAZARENE J. FRAZIER, MARRIED, by deed from Arlien F. Woodard, Unmarried, of record in Book 9395, page 991, 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 March 11, 1997, made by:
ROCKY L. MONTOYA, License No. 697
R. L. MONTOYA-LAND SURVEYING, INC.
412 Bass Street
Goodlettsville, TN 37072

unimproved ( )
This is improved (X) property, known as 1012 40TH AVENUE NORTH, NASHVILLE, TN 37209
(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 hand s this 13th day of March 19 97

HOWARD T. FRAZIER
By: Howard T. Frazier by Nazarene J. Fraz
NAZARENE J. FRAZIER, ATTORNEY-IN-FACT

Nazarene J. Fraz
NAZARENE J. FRAZIER

BOOK 10380 PG 288

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 NAZARENE J. FRAZIER

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 March 19 97

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

6962 03/14 0101 03CHECK 83.00

*** LEGAL DESCRIPTION CONTINUATION

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 NAZARENE J. FRAZIER, 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 HOWARD T. FRAZIER, as his Attorney-in-Fact, as the free act and deed of the within named HOWARD T. FRAZIER.

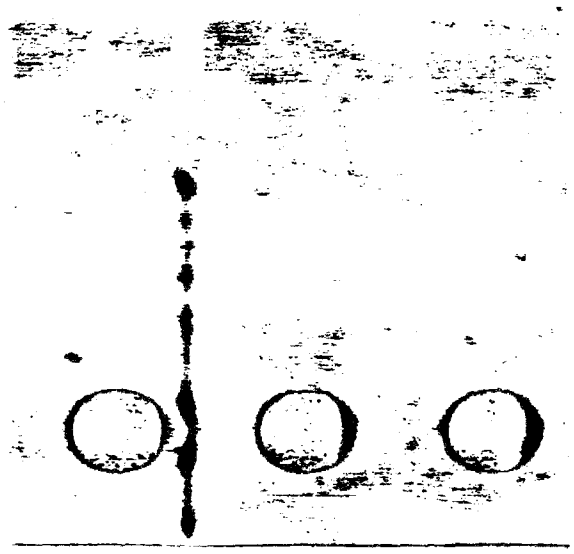
WITNESS my hand and official seal at Nashville, Tennessee, this 13TH day of MARCH, 1997.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

0282895
IDENTIFICATION REFERENCE

97 MAR 14 AM 11:06
FELIA ADKISSON REGISTER
DAVIDSON COUNTY, TN.



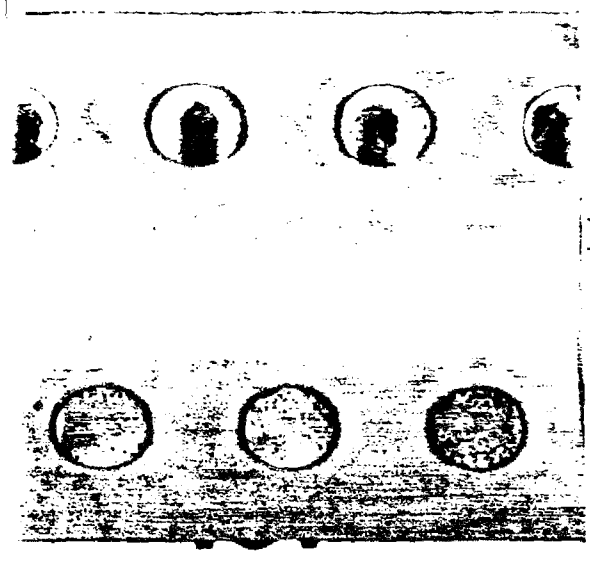
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10380 PG 289

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
TOTAL 83.00
CHECK 83.00

03/14/97 01 11:07 0001 6962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0282895
IDENTIF. ↑ REFERENCE
97 MAR 14 AM 11:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127315