BOOK 10752 PG 596

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 97.

Notary Public

MY COMMISSION EXPIRES: 9/19/01

(AFFIX SEAL)

RICHARD S. MCNEESE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214-2422
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID J. MOORE, et ux	FIRST UNION MORTGAGE CORPORATION	104-5/179
(NAME)	(NAME)	
312 Harvard Avenue	1410 Commonwealth Drive, Suite 140	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205	Wilmington, NC 28403	
(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, DEBORAH DIANE SHEARER, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID J. MOORE and wife, KIMBERLY A. MOORE

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. 415 on the Plan of Richland Realty Company's Subdivision "C", as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

SAID Lot No. 415 fronts 70 feet on the Northeasterly side of Harvard Avenue and runs back 250 feet to an alley and shows 50 foot frontage on said alley.

BEING the same property conveyed to MICHAEL D. SHEARER and wife, DEBORAH F. SHEARER, by deed from JACK HOWARD SARTIN and wife, MARGARET C. SARTIN, of record in Book 8885, Page 438, Register's Office for Davidson County, Tennessee. ALSO being the same property conveyed to DEBORAH DIANE SHEARER by Order of Divorce in the Second Circuit Court for Davidson County, Tennessee at Nashville, Docket Number 96D-584, of record in Book 10378, Page 38, Register's Office for Davidson County, Tennessee.

DEBORAH F. SHEARER and DEBORAH DIANE SHEARER being one and the same person.

This conveyance is subject to all matters shown on the Plan of record in Book 421, page 31, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 312 Harvard Avenue, Nashville, TN 37205
(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 30th day of December, 19 97

Deborah Diane Shearer
DEBORAH DIANE SHEARER

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBORAH DIANE SHEARER, unmarried,

the bargainor, 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 30th day of December, 19 97.

Notary Public

Commission Expires 3-24-01

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

DEBORAH DIANE SHEARER, unmarried

TO

DAVID J. MOORE and wife,

KIMBERLY A. MOORE

AFTER RECORDING, PLEASE MAIL TO:

Clyde Paul Holland, Attorney
2628 Old Lebanon Road
Nashville, TN 37214-2422

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

0388562
IDENTIF. ↑ REFERENCE

98 JAN -9 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0339 01/09 0101 03CHECK
800.80

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

RECEIVED OF _____

FOR _____

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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	214000.00
CON TX	791.80
PRFEE	1.00
WDEED	8.00
TOTAL	800.80
CHECK	800.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0339

0388562
IDENTIF. ← REFERENCE

3 JAN -9 AM 9:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241003