This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Jess S. Shearin and Carolyn T. Shearin
5352 Fredericksburg Way West
Brentwood, Tennessee 37027

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
REGIONS MORTGAGE, INC.
P.O. Box 285
Huntsville, AL 35804

MAP AND PARCEL:
MAP 171-3A
PARCEL 127.00
6DU-83780

WARRANTY DEED

BOOK 11529 PG. 431

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, I, Sandy A. Costello, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jess S. Shearin and wife, Carolyn T. Shearin, as tenants by 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 No. 112, on the Plan of Section 6B, Fredericksburg, of record in Plat Book 7900, Page 509, amended in Book 9700, Page 151, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandy A. Costello by deed from Radnor Homes, Inc. of record in Book 10731, Page 76, Register's Office for Davidson County, Tennessee.

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

0251 06/16 0301 03CHECK 926.75

This conveyance is subject to Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843 and Book 10453, Page 931, and such easements and setback lines of record in Plat Book 7900, Page 509, and as amended in Book 9700, Page 151; Bylaws of record in Book 8920, Page 45; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 7993, Page 269; Corporation Charter of Fredericksburg Homeowners Association, Inc. of record in Book 8920, Page 40, Easement granted to State of Tennessee of record in Book 7851, Page 712; Amenities Area of Fredericksburg conveyed to Radnor Development Corp. of record in Book 9443, Page 538, and shown in plat of record in Book 7900, Page 807; Deeds of Conveyance of record in Book 9698, Pages 81 and 124, said Register's Office.
Taxes for 1999 have been pro-rated and assumed by Grantee(s).

This is improved property known as 5352 Fredericksburg Way West, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jess S. Shearin and wife, Carolyn T. Shearin, their heirs and assigns, forever; and I, Sandy A. Costello, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 my hand this the 14th day of June, 1999.

Sandy A. Costello

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sandy A. Costello, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 14th day of June, 1999.

NOTARY PUBLIC

My Commission Expires: ~~1/27/2001~~ 1-26-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 247,500.00.

AFFIANT

Subscribed and sworn to before me this 14th day of June, 1999.

NOTARY PUBLIC

My Commission Expires: ~~1/27/2001~~ 1-26-2002

99 JUN 16 AM 8:16

FILED FOR REGISTER
DAVIDSON COUNTY, TN.

06002710

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11529 PG. 433

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0600270

AGENT NO. A REFERENCE

99 JUN 16 AM 8:16

REGISTER
DAVIDSON COUNTY, TN.

CAMT	247500.00
CON TX	915.75
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	926.75
CHECK	926.75

06/16/99 01 08:20 0001 0251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478860