**THIS INSTRUMENT PREPARED BY:**
**George E. Mudter, Jr., Esq.**
**2000 Richard Jones Road**
**Suite 110**
**Nashville, Tennessee 37215**
**(615) 383-4429**

**FTEC File No.** 16362
**File** Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $132,500.00

Elizabeth Ann Black
Affiant

Subscribed and sworn to before me, this 28th day of June, 1999.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 23, 2000

# WARRANTY DEED

| Address New Owner(s): | Send Tax Bills to | Tax Information |
|---|---|---|
| MR/MRS CURTIS P. BLACK | FIRST AMERICAN NATIONAL BANK | MAP 142-5-C |
| 937 Todd Pries Drive | First American Center | PARCEL 59.00CO |
| Nashville, Tennessee 37221 | Nashville, Tennessee 37237 | FB# 9D65445 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARK F. SHEARIN AND WIFE, JO ANN SHEARIN, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to CURTIS P. BLACK AND WIFE, ELIZABETH ANN BLACK, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

**This is improved property located at** 937 Todd Pries Dr., Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 1999.

Mark F. Shearin
MARK F. SHEARIN

Jo Ann Shearin
JO ANN SHEARIN

7057 07/08 0101 CKCHECK 501.25

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MARK F. SHEARIN AND WIFE, JO ANN SHEARIN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 1999.

My Commission Expires:

Notary Public

WARDEED

My Commission Expires SEPT. 23, 2000

**EXHIBIT "A"**

Land in Davidson County, Tennessee, being Unit F-401, together with carport designated No. F401-C on the Plan of Phase One Section Four River Plantation Condominium Apartments of record in Plat Book 4860, pages 17 thru 19, amended in Plat Book 4860, pages 107 thru 109, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Four), a horizontal property regime established by Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756, said Register's Office.

Being the same property conveyed to Mark F. Shearin and wife, Jo Ann Shearin by deed from Wyadine F. Thornton, unmarried of record in Book 9643, page 273, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4892, page 440, amended in Book 4956, page 756; (3) By-Laws of record in Book 4892, page 456; (4) Easements of record in Book 7776, page 934; and (5) All matters appearing on the Plan of record in Plat Book 4860, pages 17 thru 19, amended in Plat Book 4860, pages 107 thru 109, said Register's Office.

06066683
INDEXING REFERENCE
99 JUL -1 PM 4:11
MILL CARNEY REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| 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 |

0606683

IDENTIF. & REFERENCE

99 JUL -1 PM 4:11

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11553 PAGE 858

CAHT
132500.00
CON TX 490.25
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 501.25
CHECK 501.25

07/01/99 01 16:13 0001 7097

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1485531