WARRANTY DEED

PICK-UP

Instr:200002160015560 Page: 1 OF 2
REC'D FOR REC 02/16/2000 11:06:18AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1572.50

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 425,000.00

David M. Shearon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DORIS FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires 2/28/2001

THIS INSTRUMENT WAS PREPARED BY

TENNESSEE TITLE & TRUST, INC., P. O. Box 1826, Hendesonville, TN 37077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID M. SHEARON	Volunteer State Bank	105-1-105 and
(NAME)	(NAME)	
1016 & 1018 16TH AVENUE SOUTH	239 West Main Street	105-1-106
(ADDRESS)	(ADDRESS)	
NASHVILLE, Tennessee	Hendersonville, TN 37075	
(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, PAUL DURHAM COMPANY, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID M. SHEARON AND WIFE, KAREN LINN PITTENGER

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:

BEGINNING AT A CONCRETE MONUMENT IN THE EASTERLY MARGIN OF 16TH AVENUE SOUTH, SAID POINT BEING A COMMON CORNER WITH I DYKE TATUM, TRUSTEE, AS OF RECORD IN DEED BOOK 10894 AT PAGE 956, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE HEREIN DESCRIBED TRACT; THENCE, WITH THE MARGIN OF SAID ROAD, N 08 DEGREES 49 MINUTES 15 SECONDS EAST 107.03 FEET TO AN IRON ROD, SAID POINT BEING THE SOUTHWEST CORNER TO ZUMWALT, ALMON AND HAYES, AS OF RECORD IN DEED BOOK 7084 AT PAGE 447, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING SAID ROAD MARGIN, AND RUNNING WITH THE LINE OF ZUMWALT, ALMON AND HAYES, SOUTH 82 DEGREES 08 MINUTES 17 SECONDS EAST 146.85 FEET TO AN IRON ROD IN THE WESTERLY MARGIN OF AN ALLEY; THENCE, LEAVING THE LINE OF ZUMWALT, ALMON AND HAYES, AND RUNNING WITH SAID ALLEY MARGIN, SOUTH 09 DEGREES 07 MINUTES 20 SECONDS WEST 104.49 FEET TO AN IRON ROD, SAID POINT BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED TATUM, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, LEAVING THE MARGIN OF SAID ALLEY, AND RUNNING WITH THE LINE OF TATUM, NORTH 83 DEGREES 08 MINUTES 00 SECONDS WEST 146.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.36 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY SURVEY SOLUTIONS, STEVE AXLEY, R. L. S. #1975, DATED NOVEMBER 23, 1999.

BEING THE SAME PROPERTY CONVEYED TO PAUL DURHAM COMPANY, LLC BY DEED OF RECORD IN BOOK 10759 AT PAGE 587, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1016 & 1018 16TH AVENUE SOUTH, NASHVILLE, Tennessee
(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 16th day of February 2000

PAUL DURHAM COMPANY, LLC
By:
Paul Durham, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Paul Durham and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the PAUL DURHAM COMPANY, LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Paul Durham as such Chief Manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hendesonville, TN 37077-1826 on this the 16th day of February, 2000 .

My commission expires _____

_____
Notary Public

BORIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires 2/28/2001