RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39419

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/28/00 12:36 2pgs
Fees:11.00 Taxes:427.35

20001128-0116665

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE~~ 15th day of November, 2000

Notary Public

MY COMMISSION EXPIRES: 9/28/2002

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda J. McShane	Jefferson Heritage Mortgage Company	73-16-12
2440 Cabin Hill Road	15435 Clayton Road	
Nashville, TN, 37214	Ballwin, MO 63011	

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, I/WE,

Ernest M. Tyree and wife, Dorothy Ann Tyree

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Linda J. McShane and husband, Bruce H. McShane

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. 87 on the Map of Sunset View Subdivision, Section I, Revised of record in Book 2663, page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 165 feet on the northerly side of Cabin Hill Road and runs back 206 feet on the westerly line and 101.6 feet on the easterly line to a line in the rear which is a broken line, measuring 205 feet thereon.

Being the same property conveyed to Ernest M. Tyree and wife, Dorothy Ann Tyree by Deed from Esther H. Beatty Smith (formerly Esther H. Beatty) dated February 3rd, 1969 and filed for record in Book 4307, page 78, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2440 Cabin Hill Road, Nashville, TN 37214

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/our hand(s) this 15th day of November, 2000

Ernest M. Tyree

Dorothy Ann Tyree

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Ernest M. Tyree and wife, Dorothy Ann Tyree, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of November, 2000

Notary Public

My Commission Expires: 9/28/2002

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.