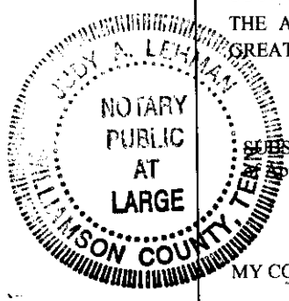
Davidson County DEEDWARR
Recvd: 05/02/01 08:26 2pgs
Fees:11.00 Taxes:1106.30

20010502-0044292



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2001.

Notary Public

MY COMMISSION EXPIRES: March 30, 2003.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason M. Sheer		118-14-165
(NAME) 806 Caldwell Lane	(NAME) 806 Caldwell Lane	
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Nashville, Tennessee 37204	
(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,

RONALD D. RUNYEON,

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

JASON M. SHEER AND ELIZABETH B. SHEER,

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:

TRACT I:

A certain tract or parcel of land in the 7th, formerly the 11th, Civil District ofDavidson County, Tennessee, near Nashville being the west part of Lot No. 1 on the Revised Plat or part ofThompson's Glen Leven Subdivision, of record in Plan Book 3, Page 20, of the Chancery Court at Nashville and described according to a copy of a survey thereof made June 27, 1942, by S. R. Sanford, Jr., Surveyor as follows:

Beginning at the southeast intersection of Caldwell Lane and "McConnell Street, at two northwest corner of said Lot No. 1; thence along the south margin of Caldwell Lane, easterly 124.85 feet to a point, which is 247.55 feet west of the westerly margin of Franklin Road; thence southerly 185 feet to a point in the line between Lots 1 and 2, which point is 297.01 feet west of the westerly margin of Franklin Road; thence with the line between Lots No. 1 and 2 westerly 198 feet to the easterly margin of McConnell Street, thence with the margin of the same northeasterly 204.6 feet to the point of beginning.

TRACT II:

Being the east 122.55 feet front the west 247.55 feet front Lot No. 1 on the Revised Plat of part ofThompson's Glen Leven Subdivision, as of record in Plan Book 3, Page 20, of the Chancery Court at Nashville and described as follows:

Beginning at a point in the south margin of Caldwell Lane 125 feet east, of the southeast intersection of McConnell Street and Caldwell Lane, thence east, along the southerly margin of Caldwell Lane, thence east, along the southerly margin of Caldwell Lane, 122.55 feet to a point 174.35 feet west of the southwest intersection of Franklin Road and Caldwell Lane, the northwest corner of that part of Lot No. 1 conveyed to Chas. B. Hicks, by deed of record in Book 1077, Page 682, Register's Office for said County, thence southerly with Hicks' westerly line 186.2 feet to a point in the dividing line between Lots Nos. 1 and 3 of said Subdivision, said point being 169.81 feet west of the westerly margin of Franklin Road, as measured along the dividing line between said Lots Nos. 1 and 3; thence westerly with the dividing line between Lots Nos. 1, 2 and 3, 127.2 feet to a point 198 feet more or less east of the easterly margin of McConnell Street; thence northerly 185 feet to the point of beginning.

Being the same property conveyed to Ronald D. Runyeon by deed from Ken Wittman of record in Book 11377, Page 597, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 806 Caldwell Lane, Nashville, TN 37204

(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/our hand(s) this 30th day of April, 2001.

Ronald D. Runyeon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald D. Runyeon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 30th day of April, 2001

Commission expires: March 30, 2003

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public