Davidson County DEEDWARR
Recvd: 08/21/01 08:58 2pgs
Fees:13.00 Taxes:1067.85

20010821-0089908

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP40119

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,607.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of August, 2001

Notary Public

MY COMMISSION EXPIRES: 5/26/02

ELAND D. MAZER 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
Cameron A. Shearer	Union Planters Bank, N.A.	117-2-F-2
2799 22nd Street	3100 West End Ave. #530	
Nashville, TN, 37215	Nashville, TN 37203	

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,

Sharondale Partners

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

Cameron A. Shearer, unmarried

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:

Land in Davidson County, Tennessee, being Unit 2799, Sharondale Condominiums as shown in Master Deed of record in Doc. No. 20010307-0021790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharondale Partners by deed from Nicholas A. Romero of record in Instrument No.: 200103070021788, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2799 22nd Street, Nashville, TN 37215

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 16th day of August, 2001

Sharondale Partners

BY: A. Opesti

X McClure

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Adam J. Epstein Charles McClendon with whom I am personally acquainted and who upon oath(s) acknowledged him/herself to be the Partners of the Sharondale Partners the within named bargainor, ~~and corporation,~~ and that as such Partners being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name ~~of the corporation,~~ by the said Adam J. Epstein and Charles McClendon as such Partners.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of August, 2001.

My commission expires: 5/26/02

Notary Public

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 26, 2002