Realty
484

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $254,900.00

Patricia McWilliams
Affiant

Subscribed and sworn to before me, this 31st day of January, 2003.

Notary Public
My commission expires: 05/30/04

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Patricia McWilliams	SunTrust Bank	171-03-0
5352 Fredericksburg Way West	201 Fourth Avenue North, 7th Floor	A 127.00CO
Brentwood TN 37027	Nashville, TN 37219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jess S. Shearin and wife, Carolyn T. Shearin, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patricia McWilliams , hereinafter called the Grantees, their successors 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 Lot No 112, on the Plan of Section 6B, Fredericksburg, of record in Plat Book 7900, Page 509 and amended in Book 9700, Page 151, Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being t he s ame p roperty c onveyed t o Jess S. Shearin and wife, Carolyn T. Shearin by deed from Sandy A. Costello, unmarried, of record in Book 11529, Page 431, said Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5352 Fredericksburg Way West, Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 31st day of January, 2003.

Jess S. Shearin

Carolyn T. Shearin

Davidson County DEEDWARR
Recvd: 02/05/03 10:25 2pgs
Fees:13.00 Taxes:943.13

20030205-0015777

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jess S. Shearin and Carolyn T. Shearin, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 31st day of January, 2003.

Notary Public

My Commission expires 05/30/04