# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/05/03 15:31 2pgs
Fees:13.00 Taxes:296.00

20030505-0059679

CARRIE CAMERON SNOW
Notary At Large
RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Robert L. Tolbert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF April, 2003

Notary Public

MY COMMISSION EXPIRES: ~~April 20, 2003~~ 8/22/04
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Cameron Escrow, LLC, 1410 Kensington Square Court, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Robert L. Tolbert (NAME) | Volunteer Trust Mortgage Corp. (NAME) | |
| 2315 Ingram Road (ADDRESS) | 301 S. Perimeter Park Drive, #125 (ADDRESS) | Map 31 |
| Whites Creek, TN 37189 (CITY) (STATE) (ZIP) | Nashville, TN 37211 (CITY) (STATE) (ZIP) | Parcel 72 |

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, Teresa Gail Shearron, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Tolbert and wife, Martha E. Tolbert

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Davidson~~ Rutherford COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying and being in the 10th Civil District of Davidson County, Tennessee, and described according to an urecorded survey made by Southern Land Surveying Company, Inc., April 14, 1966, and shown as Tract 1 on said survey, described as follows, to-wit:

Beginning at a sycamore tree located on the easterly margin of Ingram Road, said point being the southeast corner of Tract No. 1 and the northeast corner of Trract No. 2; thence north 49 deg. 41 min. west 460.0 feet to a point; thence north 21 deg. 42 min. east 300.0 feet to a point; thence south 49 deg. 51 min. east 460.0 feet to a point; thence south 21 deg. 42 min. west 300.0 feet to the point of beginning, and containing 3.0 acres, more or less.

Being the same property conveyed to Michael Eric Shearron and wife, Cheri Shearron, by the unrecorded Last Will and Testament of James T. Shearron.

Being the same property conveyed to Jerry Lee Shearron and sister, Teresa Gail Shearron, Unmarried by deed of record in Book 9363, Page 388, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved ( X ) property, known as 2315 Ingram Road, Whites Creek, TN 37189
(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 4th day of April, 2003

Teresa G. Shearron

Teresa Gail Shearron

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Teresa Gail Shearron, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Murfreesboro, Tennessee, this 4th day of April, 2003.

Commission expires April 20, 2003 8/22/04

CARRIE CAMERON SNOW Notary At Large RUTHERFORD COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public