ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Sara B. Fuqua	Chase Manhattan Mortgage Corporation	
4612 Grinstead Place	5409 Maryland Way, Suite 202	MAP and PARCEL
Nashville, TN 37216	Brentwood, TN 37027	61-3 61

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **David Shearon, Daniel Shearon, and Jonathan Shearon** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Sara B. Fuqua, a married person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Broadmoor, Section "K" Two (2) as of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to David Shearon, custodian for Daniel Shearon and Jonathan Shearon, by Warranty Deed dated March 5, 1996, from Daryl M. Adler, of record in Book 9983, Page 904, Register's Office for Davidson County, Tennessee. The said Daniel Shearon and Jonathan Shearon are now both over the age of eighteen (18) years. Karen Linn Pittenger, former spouse of David Shearon, conveyed her marital interest in the subject property to David Martin Shearon by Quitclaim Deed of record in Instrument No. 20021204-0149542, said Register's Office. David Martin Shearon is one and the same person as David Shearon.

This is property with a common address of 4612 Grinstead Place, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being paid by the Grantees; (2) The Plan of Record in Book 547, Page 174, said Register's office and all matters therein.

Grantors warrant that this is investment property, that Grantors have never lived in the subject property as married persons, and that said property is not subject to any marital interest therein.

Davidson County DEEDWARR
Recvd: 12/04/03 12:31 2pgs
Fees:13.00 Taxes:277.50

20031204-0174573

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $75,000.00

Affiant

Subscribed and sworn before me this 3rd day of December, 2003.

My Commission Expires: 1/28/06

Notary Public

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires JAN. 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **3rd** day of **December, 2003.**

David Shearon

Daniel Shearon by David Shearon, Attorney in Fact

Jonathan Shearon by David Shearon, Attorney in Fact

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 **David Shearon and Daniel Shearon, and Jonathan Shearon** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **3rd** day of **December, 2003.**

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December 2003, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **David Shearon,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Daniel Shearon** and is authorized by Daniel Shearon to execute this instrument on his behalf, by virtue of a Specific Durable Power of Attorney to Sell Land, recorded simultaneously herewith in Instrument No. 20031204017459 1, said Register's Office.

Witness my hand and official seal at office, this 3rd day of December 2003.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December 2003, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **David Shearon,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of **Jonathan Shearon,** and is authorized by Jonathan Shearon to execute this instrument on his behalf, by virtue of a Specific Durable Power of Attorney to Sell Land, recorded simultaneously herewith in Instrument No. 20031204017457 2 said Register's Office.

Witness my hand and official seal at office, this 3rd day of December 2003.

Notary Public
My Commission Expires: 1/28/2006

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN 28, 2006

File No. 0312-452.wd