WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/22/04 09:02 2pgs
Fees:13.00 Taxes:869.50

20040422-0045627

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF April, 2004

L. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

MY COMMISSION EXPIRES: May 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JASON M. SHEER	SAME	159-16-11
(NAME)	(NAME)	
137 WOODWARD HILLS PLACE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37027		
(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, BARRY CONSTRUCTION COMPANY,, A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASON M. SHEER & WIFE 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:

BEING LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO.11 ON THE PLAN OF WOODWARD HILLS, OF RECORD IN BOOK 9700, PAGE 900, REGISTER'S OFFICE FOR SAID COUNTY, AS AMENDED IN BOOK 11766, PAGE 32, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING PART OF THE PROPERTY CONVEYED TO BARRY CONSTRUCTION COMPANY BY SPECIAL WARRANTY DEED FROM WOODWARD HILLS DEVELOPMENT COMPANY OF RECORD IN INSTRUMENT NO. 20001110-0112012 SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SOURCE OF DESCRIPTION: PRIOR DEED OF RECORD.

unimproved ( )
This is improved (X) property, known as 137 WOODWARD HILLS PLACE, NASHVILLE, TN 37027
(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 20th day of April, 2004

BARRY CONSTRUCTION COMPANY,, A TENNESSEE CORPORATION

By:
BARRY ZEITLIN, PRESIDENT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at NASHVILLE, TN on this the 20th day of April, 2004 .

My commission expires May 29, 2005

_____
Notary Public

I. DYKE TATUM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN