83

Realty Title
48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/29/04 10:29 2pgs
Fees:13.00 Taxes:988.64
20040929-0117057

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $267,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of September, 2004.

Notary Public
My commission expires: 03/14/05

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

03-0408-32188

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Dillard	New Owner	118-14-165
806 Caldwell Lane		
Nashville TN 37204		

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, Jason M. Sheer and wife, Elizabeth B. Sheer, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mark Dillard, 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, State of Tennessee, described as follows to wit:

TRACT I:

A certain tract or parcel of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, near Nashville being the west part of Lot No. 1 on the Revised Plat or part of Thompson's Glen Leven Subdivision, of record in Plan Book 3, Page 20, of the Chancery County at Nashville and described according to a copy of a survey thereof made June 27, 1942, by S.R. Sanford, Jr., Surveyor as follows:

Beginning at the southeast intersection of Caldwell Lane and McConnell Street, at the northwest corner of said Lot No. 1; thence along the south margin of Caldwell Lane, easterly 124.85 feet to a point, which is 247.55 feet west of the westerly margin of Franklin Road; thence, southerly 185 feet to a point in the line between Lots 1 and 2, which point is 297.01 feet west of the westerly margin of Franklin Road; thence with the line between Lots No. 1 and 2 westerly 198 feet to the easterly margin of McConnell Street, thence with the margin of the same northeasterly 204.6 feet to the point of beginning.

TRACT II:

Being the east 122.55 feet front the west 247.55 feet front of Lot No. 1 on the Revised Plat of part of Thompson's Glen Leven Subdivision, as of record in Plan Book 3, Page 20, pf the Chancery Court at Nashville and described as follows:

Beginning at a point in the south margin of Caldwell Lane, 125 feet east of the southeast intersection of McConnell Street and Caldwell Lane, thence east, along the southerly margin of Caldwell Lane, 122.55 feet to a point 174.35 feet west of the southwest intersection of Franklin Road and Caldwell Lane, the northwest corner of that part of Lot No. 1 conveyed to Chas. B. Hicks, by deed of record in Book 1077, Page 682, Register's Office for said County; thence southerly with Hicks' westerly line 186.2 feet to a point in the dividing line between Lots Nos. 1 and 3 of said Subdivision, said point being 169.81 feet west of the westerly margin of Franklin Road. as measured along the dividing line between said Lots Nos. 1 and 3; thence westerly with the dividing line between Lots Nos. 1, 2, and 3, 127.2 feet to a point 198 feet more or less east of the easterly margin of McConnell Street; thence northerly 185 feet to the point of beginning.

Being the same property conveyed to Jason M. Sheer and Elizabeth B. Sheer, by deed from Ronald D. Runyeon of record in Instrument No. 20010502-0044292, 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 806 Caldwell Lane, Nashville, TN 37204

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 23rd day of September, 2004.

Jason M. Sheer

Elizabeth B. Sheer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jason M. Sheer and Elizabeth B. Sheer, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 23rd day of September, 2004.

Karen McCalla
State of Tennessee at Large

My Commission expires 6-19-07

KAREN McCALLA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN