Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 06/01/07 14:44 2 pgs
Fees:13.00 Taxes:203.50
20070601-0065355

15-0705-151091

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2007.

Notary Public
My commission expires:

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
David M. Shearon	David M. Shearon	044-15-0-266.00
1102 Elliston Street	2129 E. Hill Drive	
Old Hickory TN 37138	Madison, TN 37115	

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, Jeremy Bockman, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to David M. Shearon, married, and Christopher W. Cornish, unmarried, as joint tenants with right of survivorship, 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. 91, on the Plan of Section "C", Village of Old Hickory, of record in Book 1424, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerome R. Perry and wife, Mattie R. Perry, and Louise E. Dunn by deed from Annie Louise Barnes, unmarried, dated February 17, 1977, recorded March 11, 1977, of record in Book 5123, Page 355, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jerome R. Perry and wife, Mattie R. Perry by Quitclaim Deed from Jerome R. Perry and wife, Mattie R. Perry, and Louise E. Dunn, dated November 5, 1979, recorded November 7, 1979, of record in Book 5526, Page 604, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to James W. Warren and wife, Vickie R. Warren by Quitclaim Deed from Jerome R. and Mattie R. Perry, dated March 9, 2007, recorded March 9, 2007, of record in Instrument No. 2070309-0029653, and by Quitclaim Deed from Jerome R. and Mattie R. Perry, dated March 9, 2007, recorded March 9, 2007, of record in Instrument No. 20070309-0029654, and by Quitclaim Deed from Jerome R. Perry and wife, Mattie R. Perry, dated April 23, 2007, recorded April 24, 2007, Register's Office for Davidson County, Tennessee

Further being the same property conveyed to Jeremy Bockman, unmarried by deed from James Warren and wife, Vickie Warren, dated April 23, 2007, recorded April 24, 2007, of record in Instrument No. 20070424-0048661, 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 1102 Elliston Street, Old Hickory, TN 37138

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 30th day of May, 2007.

Jeremy Bockman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy Bockman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Old Hickory, TN, this 30th day of May, 2007.

JENNIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee at Large

My Commission expires: 05/03/2010