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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/13/08 09:53 2 pgs
Fees:13.00 Taxes:823.25
20080313-0025233

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF MARCH, 2008.

Mary Sue Clinton

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N.T. Clinton	**Capital Mortgage Finance Corp.**	Map 103-01-124
(NAME)	(NAME)	Parcel 01
1210 Watts Terrace	**6310 Stevens Forest Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Columbia, MD 21046**	
(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, **PAULA T. SHEARON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **N.T. CLINTON AND WIFE, MARY SUE CLINTON**, 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:

Land in Davidson County and Being Part of Lot No. 5 on the Map of the Division of Jackson Place, as of record in Book 1130, page 59, of the Register's Office of Davidson County and Beginning at a point in Larry Maxwell's easterly line of record in Plat Book 6250, page 742, said point being approximately 242.5' south of the centerline of Watts Lane and being the northwesterly most corner of said property and being 381.4' north of Howard Maxwell's southeasterly most corner also of record in Plat Book 6250, page 742; thence along Margaret Peal's southerly line S 83' 27' 55" E, 159.12 to a railroad spike in the center of a paved undedicated road; thence along the road S 9' 48' 03" W, 125.79' to an iron railroad spike; thence N 85' 14' 07" W, 159.04 to an iron pin; thence along Howard Maxwell's easterly line N 9' 36' 34" E, 130.70' to the beginning, according to a survey of James Jeffers, Jr., Land Surveyor, Tennessee Registration Number 1270, 8386 Greenvale Drive, Nashville, Tennessee, 37221, dated 3/18/86.

Being the same property conveyed to James E. Shearon and wife, Paula T. Shearon by deed dated 06/03/97 from Dorris L. Hodges, unmarried of record in Book 10480, page 688, Register's Office for Davidson County, Tennessee. James E. Shearon having since died.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 6250, page 742, said Register's Office; and (c) restrictive easements of record in Book 3911, page 273, Book 3400, page 325, Book 6479, page 115, and Book 6919, page 87, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1210 Watts Terrace, Nashville, TN 37209
(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 our hands this 12th day of March, 2008.

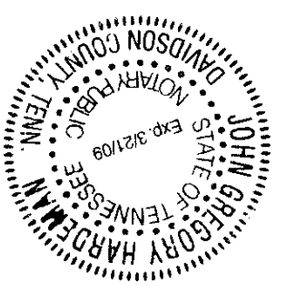
Paula T. Shearon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula T. Shearon, 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 Nashville, Tennessee this 12th day of March, 2008.

Commission expires:



Notary Public