WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/21/08 15:38 2 pgs
Fees:13.00 Taxes:632.70

20080521-0052374

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Alison L. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2008.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES: May 22, 2010

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abu N. Absar	Same	Map 103-1
(NAME) 1216 Watts Terrace	(NAME)	Parcel 124.02
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, I, **PAULA T. SHEARON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABU N. ABSAR,** 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, Tennessee, being Lot No. 2, Resubdivision of Lot No. 5, Jackson Place, as shown on a survey by James Jeffers, Jr., dated March 18, 1986, and being part of Lot No. 5 on the Plan of the Division of Jackson Place Property, of record in Book 1130, page 59, said Register's Office, and being more particularly described as follows:

BEGINNING at a point in Howard Maxwell's easterly line, of record In Plat Book 6250, page 742, Register's Office for Davidson County, Tennessee, said point being 120 feet North of Maxwell's southeasterly most corner; thence North 09 degrees 36 minutes 34 seconds East 130.70 feet to an iron pin; thence South 85 degrees 14 minutes 07 seconds East 159.04 feet to an iron railroad spike in the center of a paved undedicated road, now known as Watts Terrace; thence along the road, South 09 degrees 48 minutes 03 seconds West 125.79 feet to an iron railroad spike; thence along Clyde and Verne Lou Staggs northerly property line, of record in Book 4228, page 788, Register's Office for Davidson County, Tennessee, North 87 degrees 00 minutes 54 seconds West 159.11 feet to the point of BEGINNING.

Being the same property conveyed to James E. Shearon and wife, Paula T. Shearon, by deed from Danny Hodges and wife, Connie Hodges, of record in Book 8877, page 932, said Register's Office. James E. Shearon has since died, vesting title solely in Paula T. Shearon as the surviving tenant by the entirety.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 59, said Register's Office; and (c) 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 1216 Watts Terrace, Nashville, Tennessee 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 14 day of May, 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 14 day of May, 2008.

Commission expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

Notary Public