WARRANTY DEED

BOOK 5199 PAGE 953

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $31,600.00

X Emily J. Sears
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF September, 1977

Notary Public at Large

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 107 Donelson Pike, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee Roy Sears (NAME)	Fidelity Federal S & L, Assoc. (NAME)	
1040 Cheyenne Blvd. (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Jack Driver and Sons, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee Roy Sears and wife, Emily J. Sears

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. 11 on the Plan of Arrowhead Estates Subdivision, Section One, as of record in Book 4955, page 27, said Register's Office.

Said Lot No. 11 fronts 61 feet on the southwesterly side of Cheyenne Boulevard and runs back 139.80 feet on the southeasterly line and 139.80 feet on the northwesterly line to a line in the rear which measures 61 feet thereon.

Being the same property conveyed to Jack Driver and Sons, Inc. by deed from Driver Investments, a partnership of record in Book 5115, page 816, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1040 Cheyenne Blvd. (House Number) (Street) Madison, Tennessee (P. O. Address) (City or Town) 37115 (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 13th day of September, 1977

Jack Driver & Sons, Inc.

By: Kenneth Driver
Treasurer

STATE OF Tennessee
COUNTY OF Davidson

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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, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19__

_____, Notary Public.

Commission Expires _____

STATE OF Tennessee
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Driver and _____, with whom I am personally acquainted and who upon {his oath / ~~their several oaths~~} acknowledged {himself / ~~themselves~~} to be the Treasurer and _____ ~~respectively~~ of the Jack Driver and Sons, Inc. the within named bargainor, a corporation, and that {he / ~~they~~} {as such Treasurer / ~~as such~~} and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Kenneth Driver as such Treasurer ~~and as such~~.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 13th day of September, 1977

Robert W. Kuntz, Jr.
Notary Public at Large

My commission expires _____

E 27450

IDENTIF. REFERENCE

SEP 22 3 30 PM '77

SEP 22 77	CONV	31,600.00			
SEP 22 77	S'TAX		B*	82.16	
SEP 22 77	PR'FEE		B*	.50	
SEP 22 77	W'DEED		B*	4.00	* 86.66

DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM Jack Driver & Sons Inc.

TO Lee Roy Sears et ux

TITLE INSURED BY POLICY NUMBER:

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York