ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
C. Philip Sears (NAME)	First Federal Savings & Loan (NAME)	42-15-101
119 Beverly Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth at Union (STREET ADDRESS)	Fd.Bk.11D-12460
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) ---------- DOLLARS

Cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, we

OCT-7-	CONV	43,700.00		
OCT-7-S'TAX			B* 113.62	
OCT-7-PR'FEE			B* .50	
OCT-7-	W'DEED		B* 4.00	* 118.12

ALEX NEWSOM BEAVERS and wife, MARY CORNELIA BEAVERS

have bargained and sold, and by these presents do transfer and convey unto the said C. PHILIP SEARS and wife, JANICE ELAINE SEARS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 on the Plan of Blair Heights, Section Two, as of record in Book 2133, page 51, Register's Office for said County, and described as follows:

Beginning at a point on the easterly margin of Beverly Drive, at the common corner of Lots 34 and 35; thence with the line between said lots, northeasterly 233.94 feet to a point; thence southeasterly 196.5 feet to a concrete monument in what would be the north margin of Linda Lane, if extended; thence with the margin of said Linda Lane, proposed extension, southwesterly 161.05 feet to the beginning of a curve; thence with said curve, westerly 48.27 feet to the easterly margin of said Beverly Drive; thence with the margin of said Drive, northwesterly 155.7 feet to the beginning.

Being the same property conveyed to Alex Newsom Beavers and wife, Mary Cornelia Beavers by deed from J. W. Blair and wife, Betty E. Blair of record in Book 2302, page 617, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements, restriction, setback lines of record and taxes for the current year applicable to said property.

unimproved ( )
This is improved (X) property, known as 119 Beverly Drive (House Number) (Street)
Madison, Tennessee 37115 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 6th day of October, 19 77.

Alex Newsom Beavers
ALEX NEWSOM BEAVERS

Mary Cornelia Beavers
MARY CORNELIA BEAVERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5206 PAGE 704

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ALEX NEWSOM BEAVERS and wife, MARY CORNELIA BEAVERS

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of October, 1977.

My commission expires April 26, 1978 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that 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 as such and attesting the same by the said as such .

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 43,700.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 6th day of October, 19 77.

My commission expires Notary Public

This instrument was prepared by:

This instrument prepared by

Name STEPHENSON, LACKEY AND WAITE Address
First Federal Building
Nashville, Tennessee 37219

E 30066

WARRANTY DEED

FROM

ALEX NEWSOM BEAVERS and wife, MARY CORNELIA BEAVERS

TO

C. PHILIP SEARS and wife, JANICE ELAINE SEARS

IDENTIF. REFERENCE

OCT 7 10 55 AM '77

FELIX [illegible] REGISTER
DAVIDSON [illegible]

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE PIONEER TITLE CO.