ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Stanleigh R. Gear (NAME)	First Federal Savings and Loan Association of Nashville (NAME)	
612 River Ridge Court (STREET ADDRESS OR ROUTE NUMBER)	4th at Union St. (STREET ADDRESS)	141-15-B Par 39
Nashville, Tn. 37221 (CITY) (STATE) (ZIP CODE)	Nashville, TN 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5729 PAGE 640

For and in consideration of the sum of TEN DOLLARS AND 00/100 ---------- DOLLARS

Jack W. Mitchell and wife, Connie Mitchell have bargained and sold, and by these presents do transfer and convey unto the said Stanleigh R. Gear and wife Kathleen Gear

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. 307 on the Plat of Rolling River Estates, Phase II, of record in Book 5200, page 7, Register's Office, Davidson County, Tennessee.

SAID Lot No. 307 fronts 75 feet on the northerly margin of River Ridge Court and extends back 166.45 feet on the westerly line and 201.22 feet on the easterly line to a line on the rear on which it measures 113.12 feet.

BEING the same property conveyed to Jack W. Mitchell, unmarried, by deed from Frederic W. Stephenson and wife, Pamela M. Stephenson, as of record in Book 5429, page 239, said Register's Office.

Subject to terms and conditions set forth in Declaration of Covenants and Restrictions of record in Book 4892, page 689, and in Book 5214, page 933; to By-Laws of record in Book 4892, page 689, and in Book 5214, page 933, said Register's Office.

THIS conveyance is subject to any and all restrictions and easements of record.

This is improved (XX) unimproved property, known as 612 River Ridge Court (House Number) (Street)
Nashville, Tn. 37221 (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 3RD day of APRIL, 19 81.

Jack W. Mitchell Connie Mitchell

Jack W. Mitchell

BOOK 5729 PAGE 641

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 Jack W. Mitchell and wife, Connie Mitchell

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

Witness my hand and official seal at Nashville, this 3RD day of APRIL, 19 81.

My commission expires September 25, 1983 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 $ 95,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Stanleigh R. Gear

Sworn to and subscribed before me this 3RD day of APRIL, 19 81.

My commission expires September 25, 1983 Notary Public

This instrument was prepared by:

Name	Address
Pioneer National Title Ins Co./ Tennessee Branch	344 Fourth Ave N., Nashville, TN 37219

WARRANTY DEED

FROM

Jack W. Mitchell

TO

Stanleigh R. Gear

Pioneer National Title Insurance Company
Public Square Building
314 4th Avenue North
NASHVILLE, TENNESSEE 37219

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
Apr 6 3 09 PM '81

IDENTIF. REFERENCE

6.3.6.3.0.2

TITLE PIONEER TITLE CO.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5729 PAGE 642

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			95000.00- CO	
			247.00 CO TX	
			.50 PRFEE	
			6.00 WDELD	
			CHECK	253.50-
			8826A04/06/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3.6.3 0 2

T
IDENTIF. REFERENCE

Apr 6 3 09 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 815379