106-1
45

WARRANTY DEED

MST Tract Reference:_____

THIS INDENTURE, made and entered into this 5th day of May, 19 81, by and between

BILLY D. SEARS and wife, ELIZABETH A. SEARS party of the first part, and

EXECUTRANS, INC., a New York corporation BOOK 5745 PAGE 438 party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson, State of Tennessee:

Lot 64 on the plat of Section Two, PRIEST LAKE PARK as shown on plan of record in Book 4175, Pages 56-58 in the Register's Office of Davidson County, Tennessee, reference to which plat is hereby made for a more particular description of said property; being the same property described in warranty deed of record in Book_____, page_____ in said Register's Office.

This conveyance is made subject to restrictive covenants contained in Book 4317, Page 17 and subdivision restrictions, building lines and easements of record in Book 4175, Pages 56-58 in said Register's Office

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for 1981 county taxes, which are not yet due and payable; and the lien of the balance of the indebtedness secured by deed of trust of record in Book 4560, Page 501 in Register's Office, all of which the party of the second part assumes and agrees to pay; and except as hereinabove set out;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Billy D Sears
BILLY D. SEARS

Elizabeth A Sears
ELIZABETH A. SEARS

STATE OF ~~TENNESSEE~~ Kentucky, COUNTY OF ~~SHELBY~~ Boone

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

BILLY D. SEARS and wife, ELIZABETH A. SEARS

to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 5th day of May 19 81

My commission expires October 23, 1984

Rebecca K. Doke
Notary Public

(FOR RECORDING DATA ONLY)

Property address 177 Timber Ridge Drive, Nashville, TN 37217

Mail tax bills to: (Person or Agency responsible for payment of taxes)
FIDELITY FEDERAL SAVINGS & LOAN ASSN.

This instrument prepared by: & ~~RETURN TO:~~
J. MICHAEL MURPHY, Attorney
6363 Poplar, Suite 234
Memphis, TN 38119

State tax	$
Register's fee	.50
Recording fee	$6.00
Total	

T.G. # EX-1059

Return to:

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 72,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of May, 19 81

Notary Public

Commission expires 10/17/82

NOTARY PUBLIC BOONE CO

Mid-South Title Insurance Corporation
P. O. BOX 432, MEMPHIS, TENN.

Form 85 Revised 4/10/79

File Box 7

5823 05/14 195.01- CHECK BOOK 5745 PAGE 439 G.4.1.901

IDENTIF. REFERENCE

MAY 14 3 02 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Compliments of

Mid-South Title

Memphis, Tennessee

Form 85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5745 PAGE 440

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

72500.00- CO
105.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 195.00-
5823A05/14/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G41901

IDENTIF. REFERENCE

MAY 14 3 02 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 822111