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7057 07/16 315.64- CHECK

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Henry Clay Harkleroad & wife	SAME	Map 110
(NAME)	(NAME)	Parcel 11
RT. 6, EARHART ROAD	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
MT. JULIET, TN. 37122		
(CITY) (STATE) (P. O. ZIP)	(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, ~~XXX~~ Perry G. Sears, Jr. and wife, Beverly A. Sears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry Clay Harkleroad, Jr. and wife, Mary M. Harkleroad

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 the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Murray D. Shanklin, Surveyor, dated November 8, 1973, as follows:

Beginning at a point in the center line of Earhart Road, said point being north 13° 54' west 222.45 feet from the northeast corner of property conveyed to Baker Grove Baptist Church of record in Book 3802, page 515, Register's Office for said County; thence south 86° 42' west 1205.84 feet to an iron pin; thence north 7° 01' east 158.76 feet to an iron pin; thence north 15° 12' east 72.04 feet to an iron pin; thence north 86° 42' east 1106.70 feet to an iron pin in the center line of Earhart Road; thence south 15° 20' east 229.5 feet to the point of beginning, containing 5.98 acres, more or less.

Being the same property conveyed to Perry G. Sears, Jr. and wife, Beverly A. Sears by deed from DeWayne Baskette and wife, Betty Baskette, of record in Book 5267, page 644, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1981 Metropolitan Government taxes.

2. Letter to Metropolitan Board of Health from Perry G. Sears, Jr., dated March 23, 1978, of record in Book 5265, page 349, said Register's Office.

3. That portion of the above referenced property embraced within the right of way of Earhart Road.

4. Easement for stream crossing premises.

Upon acceptance of this warranty deed, Grantees agree to and do hereby assume any liability or duty Perry G. Sears, Jr. might have to any person, firm or governmental entity under the Letter to Metropolitan Board of Health of record in Book 5265, page 349, said Register's Office.

unimproved ( )
This is improved XX property, known as Rt. #6, Earhart Road, Mt. Juliet, Tennessee 37122
(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 successors, assigns 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 10th day of July, 19 81

Perry G. Sears, Jr.

Beverly A. Sears

Beverly A. Sears

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Perry G. Sears, Jr. and wife, Beverly A. Sears, the bargainor S 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 10th day of July, 1981

Commission Expires: 1-22-84

Stephen C Baker

Notary Public

STEPHEN C. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) 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 official seal at office at on this day of , 19 .

My Commission Expires: Notary Public

WARRANTY DEED

FROM

Perry G. Sears, Jr. and wife, Beverly A. Sears

TO

Henry Clay Harkleroad, Jr. and wife, Mary M. Harkleroad

G 5.0.9 6 6

IDENTIF. REFERENCE

Jul 16 9 42 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:

Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $118,900.00

Subscribed and sworn to before me this 10th day of July, 1981

My Commission Expires: 1-22-84

Stephen C Baker

Notary Public

STEPHEN C. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5770 ~~PAGE~~ 939

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
			118900.00- CO	
			309.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	315.64-
7057A07/16/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.0.9 6 6

IDENTIF. REFERENCE

JUL 16 9 42 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 832953