WARRANTY DEED

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FROM: Floyd F. Rawlings and wife, Winifred G. Rawlings

TO: Benjamin R. Sears and wife, Katherine N. Sears

This instrument was prepared by:
Paul E. Bidez
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Benjamin R. Sears, et ux. 2330 Golf Club Lane Nashville, TN 37215	Third National Mortgage Company P.O. Box 2628 Nashville, TN 37219	117-6-3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Eighty-Five Thousand and 00/100 Dollars ($85,000.00).

Benjamin R. Sears
Affiant

SUBSCRIBED AND SWORN TO before me, this the 21st day of July, 1983.

Carolyn L. Hamilton
Notary Public

My Commission Expires: April 19, 1987

FOR AND IN CONSIDERATION OF the sum of Eighty-Five Thousand and 00/100 Dollars ($85,000.00), Floyd F. Rawlings and wife, Winifred G. Rawlings, have bargained and sold, and by these presents do transfer and convey unto the said Benjamin R. Sears and wife, Katherine N. Sears, their heirs, successors, 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 the east 97 feet of Lot No. 14 and the west 10 feet of Lot No. 13 of Block "5" on the Plan of E. L. Hampton's Subdivision of the Stoken's Tract, as of record in Book 975, page 24, Register's Office for said County, described as follows:
>
> Beginning at a point in the north margin of Golf Club Road 140 feet east of Maplewood Avenue, being the southeast corner of the property conveyed to Emma Johnson by deed from E. L. Hampton and wife, of record in Book 981, page 147, said Register's Office; thence in a northwesterly direction with the easterly line of the Emma Johnson property 200.4 feet, more or less, to the common corner of Lots Nos. 14 and 15 of said subdivision; thence eastwardly with the southerly line of Lots Nos. 16 and 12, 120 feet to a point, being the northwest corner of the proeprty conveyed to R. T. Turner and wife, by deed from E. L. Hampton and wife, of record in Book 1003, page 576, said

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Register's Office; thence southwardly with R. T. Turner's west line 200 feet to the north margin of the Golf Club Lane Road; thence westwardly with the north margin of said road 107 feet to the point of beginning.

Being the same property conveyed to Floyd F. Rawlings and wife, Winifred G. Rawlings by deed from Velda Shore Stinson (being one and the same as Velda Shore) of record in Book 5239, page 706, said Register's Office.

This is improved property, known as 2330 Golf Club Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Benjamin R. Sears and wife, Katherine N. Sears, their heirs, successors, and assigns, forever.

And Floyd F. Rawlings and wife, Winifred G. Rawlings do covenant with the said Benjamin R. Sears and wife, Katherine N. Sears that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1983 taxes, a lien not yet due and payable, and the Plan of record in Book 975, page 24, Register's Office for Davidson County, Tennessee.

And Floyd F. Rawlings and wife, Winifred G. Rawlings do further covenant and bind their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Benjamin R. Sears and wife, Katherine N. Sears, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 21st day of July, 1983.

Floyd F. Rawlings
FLOYD F. RAWLINGS

Winifred G. Rawlings
WINIFRED G. RAWLINGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn Hammons, a Notary Public in and for said County and State, the within named FLOYD F. RAWLINGS, 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, Tennessee, this 21st day of July, 1983.

Carolyn Humphreys
Notary Public

My Commission Expires: April 19, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn Hammons, a Notary Public in and for said County and State, the within named WINIFRED G. RAWLINGS, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 1983.

Carolyn Hammons
Notary Public

My Commission Expires: April 19, 1987

RUSH

H.G.I. 9 8 0

IDENTIF. REFERENCE

Jul 21 4 24 PM '83
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

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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
			85000.00- CO	
			221.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	230.50-
3745A	07/21/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6-I-980

IDENTIF. REFERENCE

JUL 21 4 24 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 965428