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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

X Samuel A. Sears
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 1988.

Notary Public

MY COMMISSION EXPIRES: 3-11-91
(AFFIX SEAL)

Mail to

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James Sears (NAME)	(NAME)	84-16
210 Shady Grove Rd. (STREET ADDRESS OR ROUTE NUMBER)	2941 Sunbrook (STREET ADDRESS)	159
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Nashville 37214 (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, WE, Roger L. Wymer and wife, Margaret E. Wymer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Sears and wife, Wilma Sears

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 Davidson County, Tennessee, being Lot No. 9 on the Map of Donelson Heights Subdivision, not of record, described according to a survey made by Earle Drake, County Surveyor, July 9, 1921, as follows:

BEGINNING on the westerly margin of a 30 foot unnamed Avenue at the northeast corner of the property conveyed to R. M. Mires by deed from James Reavis Thomason and wife, of record in Book 1110, page 257, Register's Office for said County; thence with the westerly margin of said unnamed Avenue northwardly 100 feet to the corner of lots Nos. 9 and 10; thence with the line between said two lots, westwardly 200 feet; thence southwardly 100 feet to Mires northerly line; thence with said line, eastwardly 200 feet to the beginning.

Being part of the same property conveyed by R. M. Mires and wife, Dora E. Mires to Roger L. Wymer and wife, Margaret E. Wymer of record in Book 6702, page 838, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements of record.

This is improved (XX) unimproved ( ) property, known as 210 Shady Grove Road, Nashville, Tennessee 37210
(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 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 11th day of May, 1988

Roger L. Wymer

Roger L. Wymer

Margaret E. Wymer

Margaret E. Wymer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roger L. Wymer and wife, Margaret E. Wymer

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 11th day of May 1988

Commission expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

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 purposes 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 the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Roger L. Wymer and wife, Margaret E. Wymer

TO
James Sears and wife, Wilma Sears

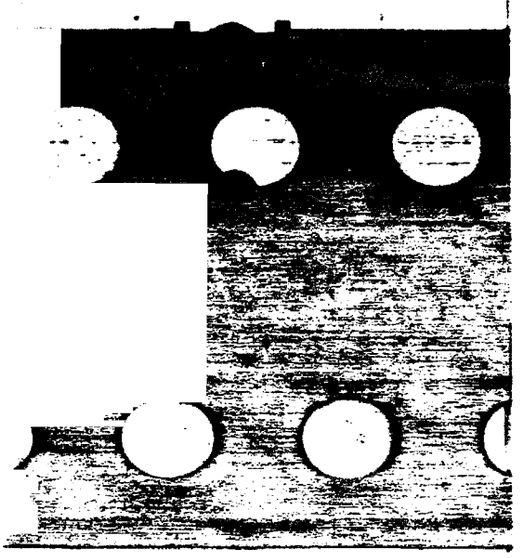
29739

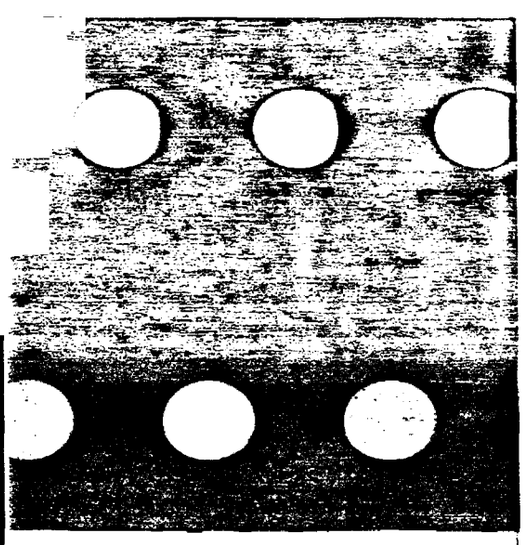
IDENTIFICATION REFERENCE

MAY 12 9 58 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PAID





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

AMT 6P500.00
CON TX 194.60
PRFEE 0.50
MISC 6.00
TOTAL 201.10
CHECK 201.10

05/12/88 01 09:58 0001 61[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2973.9

IDENTIF. REFERENCE

MAY 12 9 58 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90418