File Box #24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Van Thomas McCloud
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 1989

Notary Public

MY COMMISSION EXPIRES: 5-22-93

(AFFIX SEAL)

BOOK 7905 PAGE 622

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgagee)	MAP-PARCEL NUMBERS
Van Thomas McCloud (NAME)	City Federal Savings Bank (NAME)	11D-91336
1040 Cheyenne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	c/oCityFed Mortgage Company 30 Warder Street (STREET ADDRESS)	MAP 43-16
Madison, TN. 37115 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	PARCEL 164

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, Darrell Sears, Allen Sears, Alice J. Sears Nunley, David Sears, Don Ray Sears and Richard Sears, the only heirs-at-law of Emily J. Sears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van Thomas McCloud and wife, Betty J. McCloud, as tenants by the entirety

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:

BEING Lot No. 11 on the Revised Plan of Arrowhead Estates, Section 1, of record in Book 4955, Page 27, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Lee Roy Sears and wife, Emily J. Sears by deed from Jack Driver and Sons, Inc., of record in Book 5199, Page 953, Register's Office, Davidson County, Tennessee. The said Lee Roy Sears having predeceased Emily J. Sears and the said Emily J. Sears being now deceased and vesting property into Allen Sears, Alice J. Sears Nunley, Darrell Sears, David Sears, Don Ray Sears and Richard Sears as her only heirs-at-law.

Darrell Sears executed this instrument on behalf of Allen Sears, Alice J. Sears Nunley, David Sears, Don Ray Sears, and Richard Sears pursuant to Power-of-Attorneys which are being placed of record currently herewith.

This conveyance is subject to restrictions of record in Book 5154, Page 59, said Register's Office.

This conveyance is subject to a public utility easement; a public utility and drainage easement; and minimum building setback line, of record in Book 4955, Page 27, Register's Office, Davidson County, Tennessee.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

unimproved ( ) This is improved (X) property, known as 1040 Cheyenne Boulevard, (House Number) (Street) Madison, TN. 37115 (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 31st day of July, 19 89

Darrell Sears — Allen Sears — By: Darrell Sears, Attorney-in Fact

Alice J. Sears Nunley — By: Darrell Sears, Attorney-in-Fact

David Sears — By: Darrell Sears, Attorney-in-Fact — Richard Sears

Don Ray Sears — By: Darrell Sears, Attorney-in-Fact — By: Darrell Sears, Attorney-

STATE OF TENNESSEE
Davidson County

BOOK 7905 PAGE 623

Personally appeared before me, the undersigned Darrell Sears, a Notary Public in and for said County and State, the within named

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 Madison, Tennessee, this 31st day of July 19 89

Commission expires 5-22-93

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

5464

1961 08/02 0101 CHECK 198.40

WARRANTY DEED

FROM
Darrell Sears, Allen Sears,
Alice J. Sears Nunley,
David Sears, Don Ray Sears,
and Richard Sears

TO
Van Thomas McCloud
Betty J. McCloud

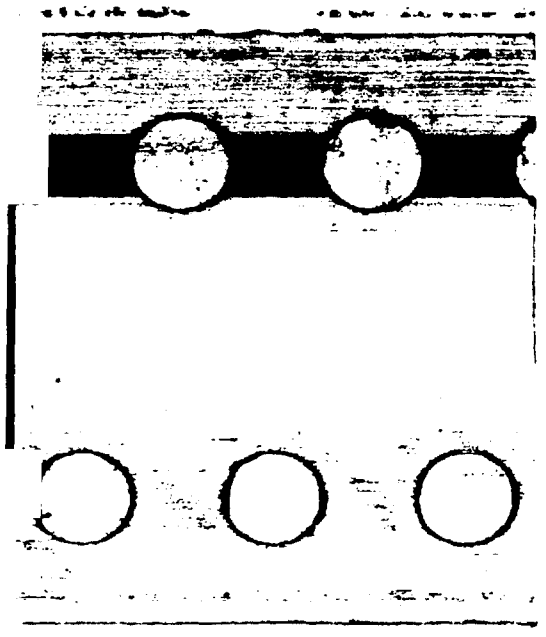
title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

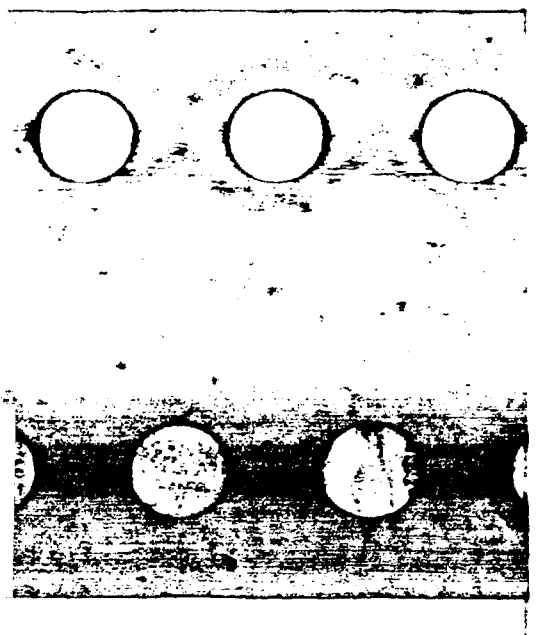
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Darrell Sears, Attorney-in-Fact for Allen Sears, Alice J. Sears Nunley, David Sears, Don Ray Sears and Richard Sears with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand at office, this 31st day of July, 1989.

My Commission Expires: 5-22-93

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7905 PAGE 624

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

CAMT 58000.00
CON TX 191.40
PRFEE 1.00
WDEED 6.00
TOTAL ~~198.40~~
CHECK ~~198.40~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/89 01 15:28 0001 1961

5.4.6.4.2

IDENTIFICATION

AUG 2 3 28 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 235293