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THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

1990 08 21 0101 03CHECK 87.50

ADDRESS NEW OWNER:

DOROTHY W. WEBSTER
9110 Old Charlotte Pike
Pegram, TN 37143

MAP/PARCEL NUMBER:

MAP 44-11
PARCEL 57

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,750.00, THIS 20 DAY OF August, 1990.

Dorothy W. Webster
AFFIANT

Subscribed and sworn to me, this the 20th day of AUGUST, 1990.

Denise C. Allis
Notary Public
My commission expires: 5-22-93

5 1 U 7 2

FILED FOR RECORD AUG 21 10 27 AM '90

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, VINNIE SEARS HINES, IRVIN SEARS AND CHARLIE SEARS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said DOROTHY W. WEBSTER, unmarried, hereinafter referred to as GRANTEE, HER successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 411 HADLEY BLVD., OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEE, HER successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

PAUL HINES, husband of VINNIE SEARS HINES, and MARY KATHERINE SEARS, wife of CHARLIE SEARS, join in this conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described in Exhibit "A" herein, marital or otherwise.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 20th day of AUGUST, 1990.

Vinnie Sears Hines By her Atty in fact W.C. Shelton
VINNIE SEARS HINES, by her attorney-in-fact, W.C. Shelton

Paul Hines By his atty in fact W.C. Shelton
PAUL HINES, by his attorney-in-fact, W.C. Shelton

Irvin Sears By his atty in fact W.C. Shelton
IRVIN SEARS, by his attorney-in-fact, W.C. Shelton

Charlie Sears By his atty in fact W.C. Shelton
CHARLIE SEARS, by his attorney-in-fact, W.C. Shelton

Mary Katherine Sears By her atty in fact W.C. Shelton
MARY KATHERINE SEARS, by her attorney-in-fact, W.C. Shelton

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.C. Shelton, to me known to be the person who executed the foregoing instrument in behalf of Vinnie Sears Hines and acknowledged that he executed the same as the free act and deed of the said Vinnie Sears Hines, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 20th day of August, 1990.

Denise C. Allen
Notary Public

My Commission Expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.C. Shelton, to me known to be the person who executed the foregoing instrument in behalf of Paul Hines and acknowledged that he executed the same as the free act and deed of the said Paul Hines, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 20th day of August, 1990.

Notary Public

My Commission Expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.C. Shelton, to me known to be the person who executed the foregoing instrument in behalf of Irvin Sears and acknowledged that he executed the same as the free act and deed of the said Irvin Sears, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 20th day of August, 1990.

Notary Public

My Commission Expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.C. Shelton, to me known to be the person who executed the foregoing instrument in behalf of Charlie Sears and acknowledged that he executed the same as the free act and deed of the said Charlie Sears, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 20th day of August, 1990.

Notary Public

My Commission Expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W.C. Shelton, to me known to be the person who executed the foregoing instrument in behalf of Mary Katherine Sears and acknowledged that he executed the same as the free act and deed of the said Mary Katherine Sears, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 20th day of August, 1990.

Notary Public

My Commission Expires: 5-11-92

EXHIBIT 'A'

BEING Lot No. 99, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 68, in Register's Office for Davidson County, Tennessee; located on northeast corner of the intersection of Hadley and Fifth Street, containing 0.14 acres, more or less.

Being the same property conveyed to Johnie J. Sears et ux, Katherine B. Sears, by Deed from E.I. DuPont de Nemours and Company, a Delaware corporation, of record in Book 1876, page 153, Register's Office for Davidson County, Tennessee, the said Katherine B. Sears having since died, the property vested solely in her husband, Johnie J. Sears. Johnie J. Sears died on June 4, 1990, and by his Last Will and Testament filed on July 10, 1990, in the Probate Court for Davidson County, Tennessee, Docket No. 95676, the property vests solely in his brothers and sister, Charlie Sears, Irvin Sears and Vinnie Sears Hines, the Grantors herein.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, which shows a 10-foot easement for a water line purposes along the southerly line of said lot, and a 10-foot sewer line easement which runs across the middle portion of the lot.

3. Easements to E.I. DuPont de Nemours and Company, of record in Book 1876, page 153, Register's Office for Davidson County, Tennessee.

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

CAMT	22750.00
CON TX	74.91
PRFEE	1.00
[illegible]	12.00
TOTAL	87.91
CHECK	87.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

08/21/90 01 10:30 0001 1907

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AUG 21 10 27 AM '90

No. 348321