File Box 38 File 10619

WARRANTY DEED

BOOK 8564 PAGE 358

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LANNIE W. NEAL, JR.	NEW OWNERS	Map 104-9-J
(NAME)	(NAME)	
3737 West End Avenue #205		Parcel 205
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		F.B. 26W9999
(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, DR. KENNETH L. SEARS, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LANNIE W. NEAL, JR., unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit No. 205, together with allocated parking space Nos. 13 and 14 and Reserved Space No. S-2, together with the appurtenant interest in the common elements of The Westbury Condominiums, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6819, page 210, amended in Book 6886, page 662, and Book 6958, page 220 Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to Dr. Kenneth L. Sears, unmarried by deed from 3737 West End Developers, a Tennessee joint venture composed of Mark McDonald, Steve G. Fridrich and John T. Rochford, III of record in Book 6979, page 725, said Register's Office.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantee; (2) Covenants, Conditions and Restrictions of record in Book 6819, page 210, amended in Book 6886, page 662, and in Book 6958, page 220; (3) Charter of Incorporation of record in Book 6819, page 862, amended in Book 7970, page 553; and (4) All matters appearing on the Plan of record in Book 6819, page 210, amended in Book 6886, page 662, and Book 6958, page 220,* said Register's Office. *and Book 6050, page 116

Cheryl Robertson Sears, spouse of Dr. Kenneth L. Sears, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Dr. Kenneth L. Sears.

This is improved (XX) unimproved ( ) property, known as 3737 West End Avenue #205, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 28th day of February, 19 92

DR. KENNETH L. SEARS
BY: David D. Alfery, Attorney-In-Fact
for the said Dr. Kenneth L. Sears
by Power of Attorney recorded simultaneously herewith

CHERYL ROBERTSON SEARS
BY: David D. Alfery, Attorney-In-Fact
for the said Cheryl Robertson Sears
by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19_____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David D. Alfery, with whom I am personally acquainted, and who acknowledged that ht executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Dr. Kenneth L. Sears and Cheryl Robertson Sears, and is authorized by the said Dr. Kenneth L. Sears and Cheryl Robertson Sears to execute this instrument on their behalf.

Witness my hand, at Office, this 28th day of February, 1992.

Notary Public

My Commission Expires:
Jan. 23, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 1992

MY COMMISSION EXPIRES: 1/23/93
(AFFIX SEAL)

Notary Public

WARRANTY DEED 8940

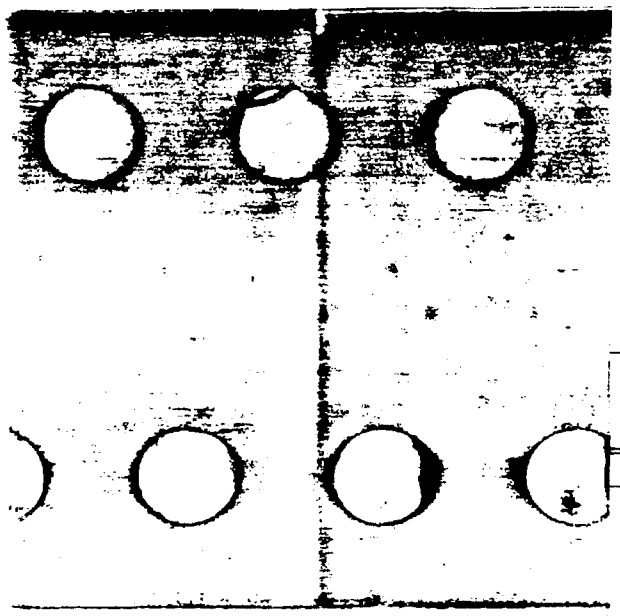
FROM IDENTIF. REFERENCE
DR. KENNETH L. SEARS

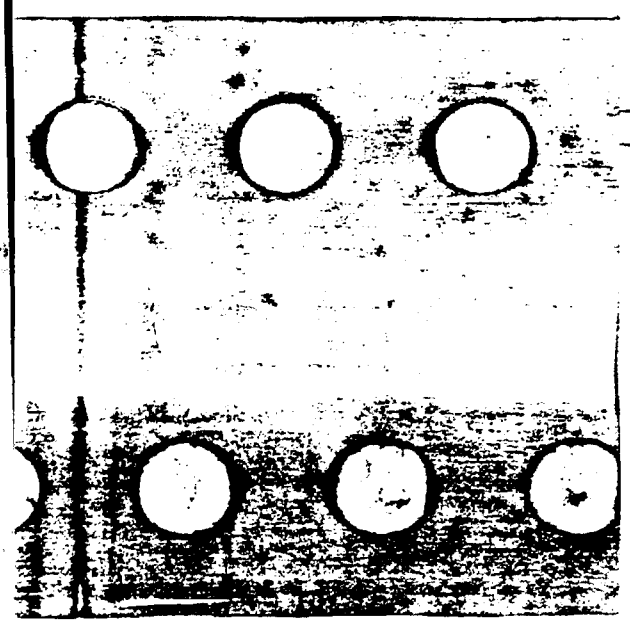
MAR 3 9 35 AM '92
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

TO
LANNIE W. NEAL, JR.

2560 03/03 0101 03CHECK 706.30

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8564 PAGE 360

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
			CAMT	189000.00
			CON TX	699.30
			PRFEE	1.00
			WDEED	6.00
			TOTAL	706.30
			CHECK	706.30

03/03/92 01 09:34 0001 2560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88940

IDENTIF. REFERENCE

MAR 3 9 35 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 507055