10613 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 8564 PAGE 370

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
KENNETH L. SEARS, JR. (NAME)	NEW OWNERS (NAME)	Map 116-3
110 Lynwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 12
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #BM980

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, LANNIE W. NEAL, JR., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH L. SEARS, JR. and wife, CHERYL ROBERTSON SEARS

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:

A certain tract or parcel of land being part of the Percy Warner Home Tract, known as Royal Oaks, lying in the Seventh, formerly the Eleventh, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the easterly margin of Lynwood Boulevard, Edwin Warner's southeast corner, run North 39 degrees 30 minutes East 395 feet to a point in the center of Sugartree Creek; thence up the center of said creek North 80 degrees 30 minutes East 133 feet to a point; thence South 69 degrees East 144 feet to a point in the center of the creek 11 feet below the Stone Dam; thence South 42 degrees 10 minutes West 543 feet to a stake in the margin of Lynwood Boulevard; thence with Lynwood Boulevard North 50 degrees 30 minutes West 200 feet to the beginning, containing 2.36 acres, more or less.

Being the same property conveyed to Lannie W. Neal, Jr. and wife, Louise D. Neal by deed from Susie Boston Rodgers, a widow of record in Book 5562, page 120, said Register's Office. Louise D. Neal has since died.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 6983, page 659.

Description being copied from prior deed.

88944

IDENTIF. REFERENCE

MAR 3 9 36 AM '92

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

unimproved ( )
This is improved (XX) property, known as 110 Lynwood Boulevard, 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.

Lannie W. Neal

LANNIE W. NEAL, JR.

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LANNIE W. NEAL, JR.

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

Witness my hand at office, this 28th day of February, 19 92.

My commission expires 1/23/93 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 _____

2564 03/03 0101 03CHECK 2741.30

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 739,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 19 92.

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

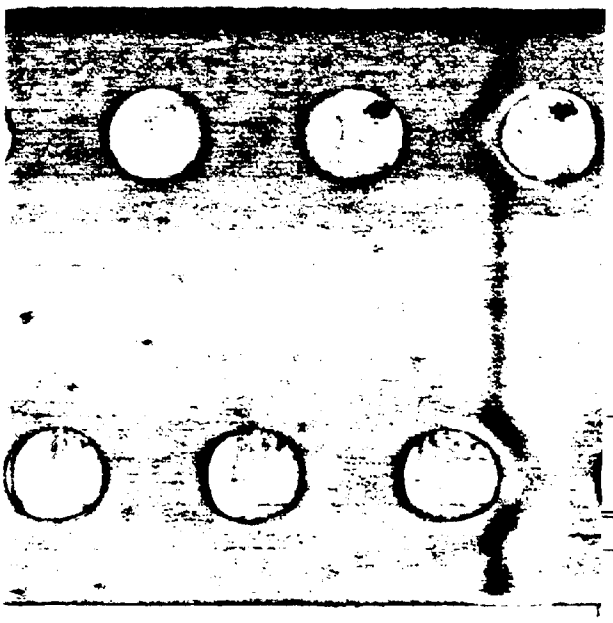
Notary Public

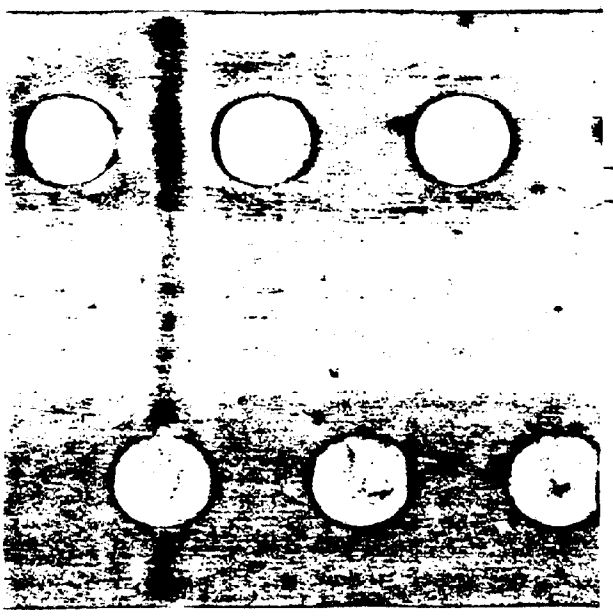
WARRANTY DEED

FROM LANNIE W. NEAL, JR.

TO KENNETH L. SEARS, JR.

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 _____

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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
739000.00
CON TX 2734.30
PRFEE 1.00
WDEED 6.00
TOTAL 2741.30
CHECK 2741.30

03/03/92 01 09:36 0001 2564

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88944

IDENTIF. REFERENCE

MAR 3 9 36 AM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 507059