STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL ~~CONSIDERATION OR~~ VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 198,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 1992

Notary Public

MY COMMISSION EXPIRES: 9/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
111 Westwood Place, Suite 201, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Frances Adele Jones (NAME)	CTX Mortgage Company (NAME)	117-6-3
2330 Golf Club Lane (ADDRESS)	P.O. Box 19000 (ADDRESS)	7DA 23535
Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	Dallas, Texas 75219-9000 (CITY) (STATE) (ZIP)	

FOR AND 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, Benjamin R. Sears and wife, Katherine N. Sears

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frances Adele Jones and Patrick Evans Rowan, ~~as joint tenants with rights~~ of survivorship

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 the east 97 feet of Lot No. 14 and the west 10 feet of Lot No. 13 of Block "5" on the Plan of E. L. Hampton's Subdivision of the Stoken's Tract, as of record in Book 974, page 24, Register's office for said County, described as follows:

Beginning at a point in the north margin of Golf Club Road 140 feet east of Maplewood Avenue, being the southeast corner of the property conveyed to Emma Johnson by deed from E. L. Hampton and wife, of record in Book 981, page 147, said Register's office; thence in a northwesterly directionwith the easterly line of the Emma Johnson property 200.4 feet, more or less, to the common corner of Lots Nos. 14 and 15 of said subdivision; thence eastwardly with the southerly line of Lots Nos. 16 and 12, 120 feet to a point, being the northwest corner of the property conveyed to R. T. Turner and wife, by deed from E. L. Hampton and wife, of record in Book 1003, page 576, said Register's office; thence southwardly with R. T. Turner's west line 200 feet to the north margin of the Golf Club Lane Road; thence westwardly with the north margin of said road 107 feet to the point of beginning.

Being the same property conveyed to Benjamin R. Sears and wife, Katherine N. Sears, by deed from Floyd F. Rawlings and wife, Winifred G. Rawlings, of record in Book 6099, Page 636, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2330 Golf Club Lane, Nashville, Tennessee 37215
(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 hand s this 30th day of September 19 92

Benjamin R. Sears

Benjamin R. Sears

Katherine N. Sears

Katherine N. Sears

[redacted] [redacted]

BOOK 8745 PAGE 873

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin R. Sears and wife, Katherine N. Sears

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September 19 92.

Commission expires 9/25/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

5 1 1:3 6

IDENTIFICATION REFERENCE

OCT 2 8 48 AM '92

JAMES Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

WARRANTY DEED

FROM

Benjamin R. Sears and wife,
Katherine N. Sears

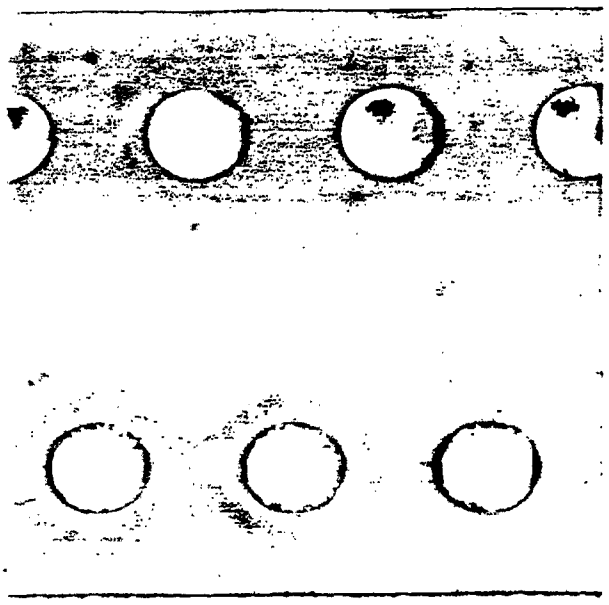
TO

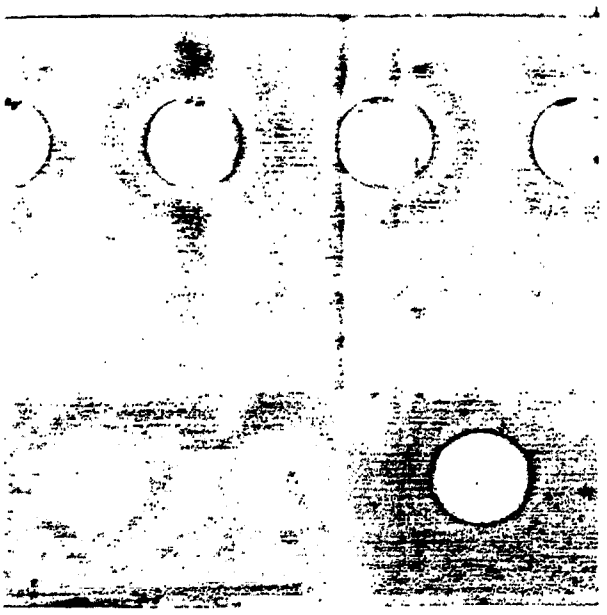
Frances Adele Jones and Patrick Evans Rowan

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

6603 10/02 0101 03CHECK
743.45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8745 PAGE 880

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	
				198500.00
			CON TX	734.45
			PRFEE	1.00
			WDEED	8.00
			TOTAL	743.45
			CHECK	743.45
10/02/92	01		08:48 0001	6603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5113.6

IDENTIFICATION REFERENCE

OCT 2 8 48 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 576148