BOOK 9169 PAGE 121

STATE OF TENNESSEE
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November 19 93

Notary Public

MY COMMISSION EXPIRES 2.2.96

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Earl I. Sears (NAME)	Leader Federal Bank (NAME)	7-70
2317 Tinnin Rd. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2926 (STREET ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (P.O. ZIP)	Memphis TN 38101-2926 (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, WE, Roger L. Claiborne and wife, Valerie A. Claiborne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl I. Sears and wife, Lydia J. Sears

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 the 10th Civil District of Davidson County, Tennessee, being known as Tract "G" on the unrecorded map made by Zack Q. Myers of the Hensen Property and described according to a copy of a survey thereof made by Richard B. Omohundro, Surveyor, February 6, 1960, as follows:
(Continued)

8093 12/01 0101 03CHECK 338.30

Subject to any and all plats, surveys, easements, restrictions and other matters of record.

The legal description contained herein is the same as that contained in the previous instrument of record.

unimproved ( )
This is improved (XX) property, known as 2317 Tinnin Road (House Number) (Street) Goodlettsville TN 37072 (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. Whenever 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 22nd day of November, 19 93

Roger L. Claiborne

Valerie A. Claiborne

STATE OF TENNESSEE
COUNTY OF Sumner

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Personally appeared before me, Richard Smith, a Notary Public in and for said County and State, the within named Roger L. Claiborne & Valerie A. Claiborne

the bargainor, 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 Gallatin, Tennessee, this 23rd day of November, 1993.

Commission expires 12/21/96

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 (his oath) (himself) upon (their several oaths) acknowledged (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_____.

Commission expires _____

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

FROM

TO

Furnished by:

FELIX Z. ZASLOWSKI REGISTER
DAVIDSON COUNTY, TN.

93 DEC -1 AM 9:26

IDENTIF. & REFERENCE

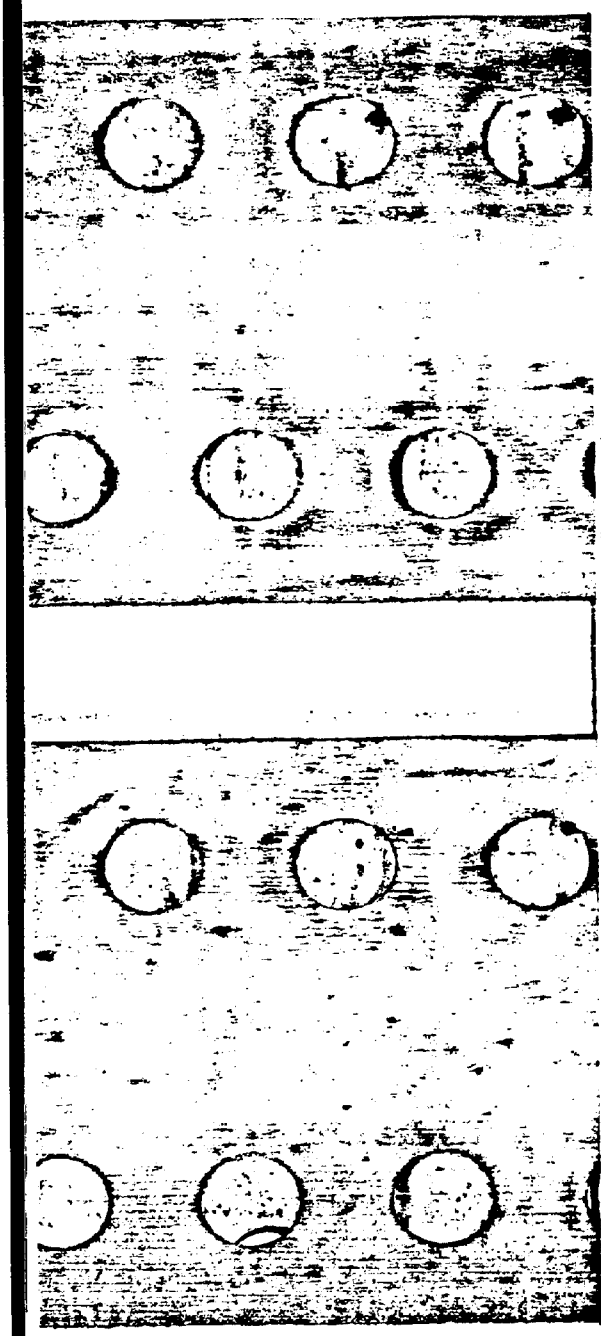
91299

PICK-UP

Enter legal description (continued)

Beginning at a point in the center line of Tinnin Road at the common corner of Lots G and H; thence with the line between said lots, South 45 degrees 13 minutes West 288 feet to a corner of Lot J; thence with the line between Lots G and J, South 17 degrees 52 minutes East 187.2 feet to a corner of Lot F; thence with the line between Lots F and G, North 48 degrees 35 minutes East 428 feet to the center of Tinnin Road; thence with the center of said road North 60 degrees 42 minutes West 200 feet to the point of beginning, containing 1.48 acres, more or less. The above tract is subject to a 20 foot wide easement for installation and maintenance of certain drain benefiting the Fate Lannom Heirs property, recorded in Deed Book 3345, Page 327, in said Register's Office.

Being the same property conveyed to Roger L. Claiborne and wife, Valerie A. Claiborne, by Quitclaim Deed of record in Book 8565, Page 706, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

12/01/93 01 09:26 0001 B093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91299
IDENTIF. ↑ REFERENCE

93 DEC -1 AM 9:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 728178