54217

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

95 APR 24 AM 11:04

REGISTER

W & I Ref: (kd) Title No: 36279
Dav. Co. File: Box 8

BOOK 9652 PG 791

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth Sears Cheryl Sears 1829 Tyne Boulevard Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 144-77

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **G. Rhea Bucy, Trustee, with full power,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Sears and spouse, Cheryl Sears,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BEING the remaining portion of the G. Rhea Bucy, Trustee property as evidenced in Deed Book 8375, Page 913, Register's Office for Davidson County, Tennessee, lying on the south side of Tyne Boulevard and shown as the "Remainder" lot on the plat titled Tyne Park Subdivision, surveyed by Scott D. McCormick, TN R. L. S. No. 1672 and dated January 18, 1995, as of record in Plat Book 7900, Page 933, of the Register's Office, Davidson County, Tennessee, and further described as follows:

BEGINNING at an old iron rod set in the south margin of Tyne Boulevard, said point being the most northwestern corner of said tract and the common corner of the Robert A. Porter, Jr., et ux land as of record in Deed Book 1428, Page 003, Register's Office, Davidson County, Tennessee.

THENCE; along the south margin of Tyne Boulevard, through a curve to the left, having a central angle of 4 degrees, 38 minutes, 15 seconds, and a radius of 860.57 feet, a distance along the arc of 69.65 feet to a new iron rod.

THENCE; leaving said margin and along the common line of Lot Number One of said Tyne Park Subdivision, south 49 degrees, 39 minutes, 17 seconds west, a distance of 89.55 feet to a new iron rod.

THENCE; continuing with said Lot Number One line, south 38 degrees, 17 minutes, 00 seconds west, a distance of 500.00 feet to a new iron rod.

THENCE; continuing with said Lot Number One line, south 51 degrees, 43 minutes, 00 seconds east, a distance of 242.51 feet to a new iron rod, set on the common line of the Alice Caldwell Porter property as of record in Deed Book 5491, Page 710, Register's Office.

THENCE; with the said Alice Caldwell Porter line, south 35 degrees, 30 minutes, 00

seconds west, a distance of 730.65 feet to an old iron rod, set in the common line of the Rowland Investments, LP property as of record in Deed Book 9144, Page 886, said Register's Office.

THENCE along the common line of the Rowland Investments LP property, north 58 degrees, 47 minutes, 37 seconds west, a distance of 330.50 feet to an old iron rod, set at the common corner of the Robert A. Porter, Jr., et ux property as of record in Deed Book 1428, Page 003, said Register's Office.

THENCE; with the said Robert A. Porter, Jr., et ux line, north 38 degrees, 17 minutes, 00 seconds east, a distance of 1374.77 feet to an old iron rod being the point of beginning. Said tract containing 6.05 acres more or less.

BEING the same property conveyed to G. Rhea Bucy, Trustee, by deed from Miller G. Kimbrough, Jr., and spouse, Carolyn L. Kimbrough of record in Book 8375, Page 913, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to a sewer easement across the front portion of the property, a 10 foot utility and drainage easment along all property boundary lines.and to any and all other matters shown on the herein referenced Plan of record in said Register's Office.

Grant and Reservation of Easements

As part of the consideration for the sale and conveyance of the property described herein, Grantor hereby grants to Grantee, Grantee's heirs and assigns, and reserves unto Grantor, Grantor's heirs and assigns, appurtenant easements which shall run with and benefit and burden both the property conveyed to Grantee and the adjoining tract retained by Grantor; said easements being described as follows:

1. Grantor grants to Grantee a permanent non-exclusive easement for access to the property conveyed over the existing driveway and bridge which are used for access to Tyne Boulevard; and Grantor reserves a non-exclusive access easement for use of that portion of the driveway and bridge which leads from Tyne Boulevard to the property retained by Grantor and lies upon the property conveyed to Grantee. The location and dimensions of the referenced driveway easement are as shown on the recorded plat in Book 7900, Page 933, Register's Office of Davidson County, Tennessee, and the portion of said easement crossing Lot Number One is 60 feet in width, including a utility easement, all as shown on said plat.

2. Grantor and Grantee each mutually covenant and agree that they will not exercise their access rights in any manner which unreasonably interferes with the use and enjoyment of the access rights of the other.

3. Grantor and Grantee covenant and agree that they will be responsible in equal halves for the ordinary maintenance and repair of those portions of the driveway which are jointly used. Each party shall be separately and individually responsible for the costs of repair of any damage committed by that party or by any person acting on behalf of that party.

Grantee joins in execution of this deed for the purpose of acknowledging and agreeing to the terms of the easements as stated.

This is improved property, known as: 1829 Tyne Boulevard, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of April, 1995.

Kenneth Sears, Grantee

G. Rhea Bucy, Trustee, Grantor

Cheryl Sears, Grantee

State of Tennessee
County of Davidson

On this 20th day of April, 1995, before me the undersigned authority, personally appeared **G. Rhea Bucy, Trustee**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11-20-96

Notary Public

State of Tennessee
County of Davidson

On this 19th day of April, 1995, before me the undersigned authority, personally appeared **Kenneth Sears and Cheryl Sears**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/96

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 625000.00

Affiant

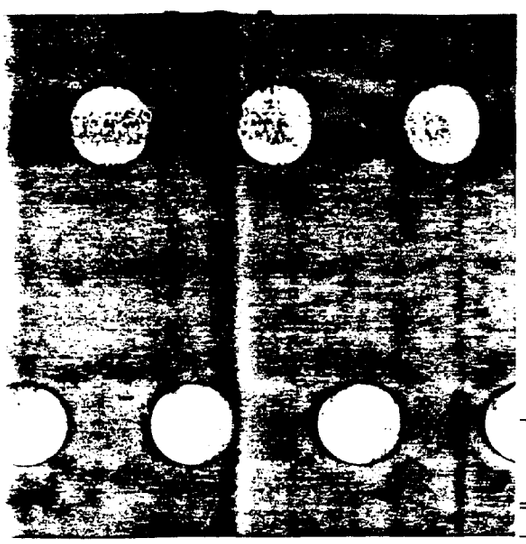
Sworn and subscribed before me on the 19th day of April, 1995.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN My Commission Expires 9/16/96

Notary Public

381.5 04/24 01:[illegible] CHECK 2325.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

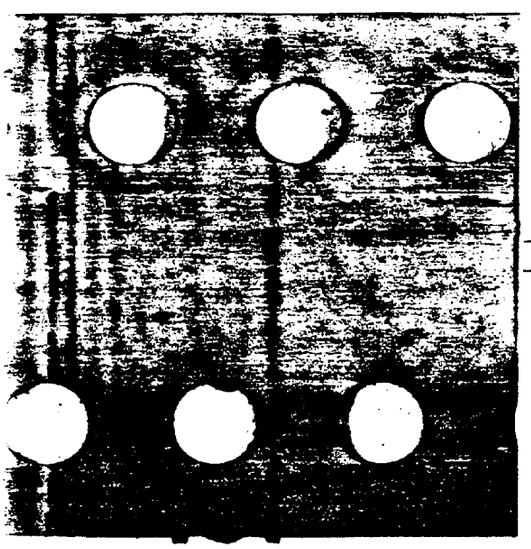
BOOK 9652 PG 791

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
625000.00
CON TX 2312.50
PRFEE 1.00
WDEED 12.00
TOTAL 2325.50
CHECK 2325.50
04/24/95 01 11:05 0001 3816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



54217
IDENTIF. & REFERENCE

95 APR 24 AM 11:04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 903269