0085182

IDENTIF. # REFERENCE

BOOK 9749 PG 264

95 AUG -2 PM 12:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Scott W. Richardson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 1995.

Teresa Hardy
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-21-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOTT W. RICHARDSON 2317 TINNIN ROAD GOODLETTSVILLE, TN 37072	NEW OWNER	Map 7 Parcel 70 and Map 3 Parcel 51

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,

EARL T. SEARS AND WIFE, LYDIA J. SEARS by and through SEAN P. SEARS, Attorney in Fact.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT W. RICHARDSON AND DANIELLE S. RICHARDSON

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN

This conveyance is made subject to the following:

7786 08/02 0101 03CHECK 494.00

1. 1995 taxes and subsequent years.
2. Any and all restrictions, conditions and easements of record.
3. An easement for drainage granted to Fate Lannon of record in Book 3345, Page 327, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2317 TINNIN ROAD, GOODLETTSVILLE, TN 37072
(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 31st day of JULY, 1995.

Earl T. Sears By Sean P. Sears
EARL T. SEARS ATTORNEY IN FACT

Lydia J. Sears By Sean P. Sears
LYDIA J. SEARS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, SEAN P. SEARS AS ATTORNEY-IN-FACT ON BEHALF OF EARL T. SEARS AND WIFE, LYDIA J. SEARS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and Deed of Earl T. Sears and wife, Lydia J. Sears pursuant to Power of Attorney which is of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 31st day of JULY, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

EXHIBIT A - LEGAL DESCRIPTION

TRACT 1:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS TRACT "G" ON THE UNRECORDED MAP MADE BY ZACK O. 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:

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 CORNER OF SAID ROAD NORTH 60 DEGREES 42 MINUTES WEST 200 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO EARL T. SEARS AND WIFE, LYDIA J. SEARS BY DEED FROM ROGER L. CLAIBORNE AND WIFE, VALERIE A. CLAIBORNE OF RECORD IN BOOK 9169, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT 2:

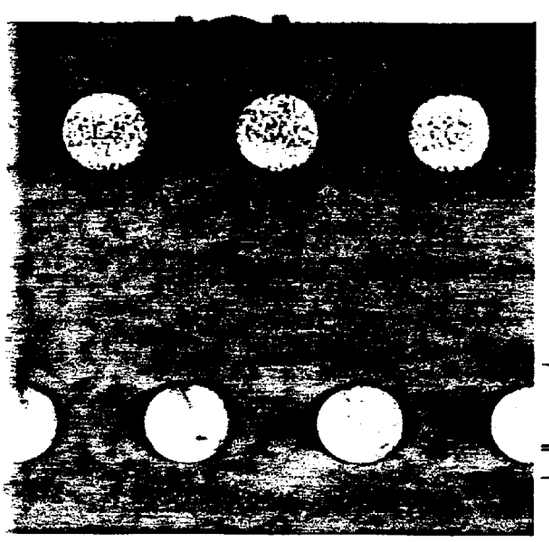
LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING KNOWN AS TRACT "H" ON THE UNRECORDED MAP MADE BY ZACK Q. MYERS OF THE HENSON PROPERTY AND DESCRIBED ACCORDING TO A SURVEY MADE BY WILLIAM A. CUMMINGS, TENNESSEE REGISTERED LAND SURVEYOR NO. 1314, DATED MAY 5, 1989.

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF BAKER STATION ROAD WITH THE WESTERLY RIGHT-OF-WAY (25 FEET FROM THE CENTERLINE) OF TINNIN ROAD; THENCE, WITH A CURVE IN SAID WESTERLY RIGHT-OF-WAY CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 587.56 FEET, SOUTHEASTERLY AN ARC DISTANCE OF 191.28 FEET THROUGH A CENTRAL ANGLE OF 18 DEGREES 39 MINUTES 09 SECONDS TO THE POINT OF TANGENCY; THENCE, WITH SAID WESTERLY RIGHT-OF-WAY, SOUTH 60 DEGREES 15 MINUTES 19 SECONDS EAST 78.23 FEET TO AN IRON PIN; THENCE, WITH THE BOUNDARY LINE OF PROPERTY OWNED BY THE FATE LANNOM HEIRS, OF RECORD IN DEED BOOK 3345, PAGE 329, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SOUTH 45 DEGREES 13 MINUTES 00 SECONDS WEST 260.13 FEET TO AN IRON PIN; THENCE, WITH THE BOUNDARY LINE OF PROPERTY OWNED BY ROY Q. EDENTON, OF RECORD IN DEED BOOK 3220, PAGE 499, IN SAID REGISTER'S OFFICE, NORTH 46 DEGREES 52 MINUTES 00 SECONDS WEST 172.63 FEET TO AN IRON PIN INTERCEPTING A CURVE IN SAID EASTERLY RIGHT-OF-WAY OF BAKER STATION ROAD CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 428.75 FEET; THENCE, WITH SAID CURVE AND RIGHT-OF-WAY, NORTHEASTERLY AN ARC DISTANCE OF 124.27 FEET THROUGH A CENTRAL ANGLE OF 16 DEGREES 36 MINUTES 24 SECONDS TO THE POINT OF TANGENCY; THENCE, WITH SAID EASTERLY RIGHT-OF-WAY, NORTH 18 DEGREES 43 MINUTES 43 SECONDS EAST 120.11 FEET TO THE BEGINNING.

THE ABOVE DESCRIBED TRACTS ARE SUBJECT TO A 20 FOOT WIDE EASEMENT FOR INSTALLATION MAINTENANCE OF A CERTAIN DRAIN BENEFITING THE FATE LANNOM HEIRS PROPERTY, RECORDED IN DEED BOOK 3345, PAGE 327, IN SAID REGISTER'S OFFICE, SEVERING THE ABOVE DESCRIBED TRACT AND EXTENDING 10 FEET TO EACH SIDE OF THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE COMMON LINE BETWEEN THE FATE LANNOM HEIRS PROPERTY RECORDED IN BOOK 3345, PAGE J327, AND THE FATE LANNOM HEIRS PROPERTY RECORDED IN BOOK 3345, PAGE 329, IN SAID REGISTER'S OFFICE, SAID POINT BEING NORTH 45 DEGREES 13 MINUTES 00 SECONDS EAST 64.43 FEET ALONG SAID LINE FROM AN IRON PIN AT THE SOUTHWESTERLY COMMON CORNER OF SAID PROPERTIES; THENCE, SEVERING SAID FATE LANNOM HEIRS PROPERTY RECORDED IN DEED BOOK 3345, PAGE 329, IN SAID REGISTER'S OFFICE, SOUTH 30 DEGREES 18 MINUTES 11 SECONDS EAST 178.96 FEET TO A POINT IN THE SOUTHEASTERLY BOUNDARY LINE OF SAID PROPERTY, SAID POINT BEING NORTHEASTERLY 105.25 FEET ALONG SAID BOUNDARY LINE FROM AN IRON PIN AT THE MOST SOUTHERLY CORNER OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO EARL T. SEARS AND WIFE, LYDIA J. SEARS BY DEED FROM ROGER L. CLAIBORNE OF RECORD IN BOOK 9089, PAGE 926, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

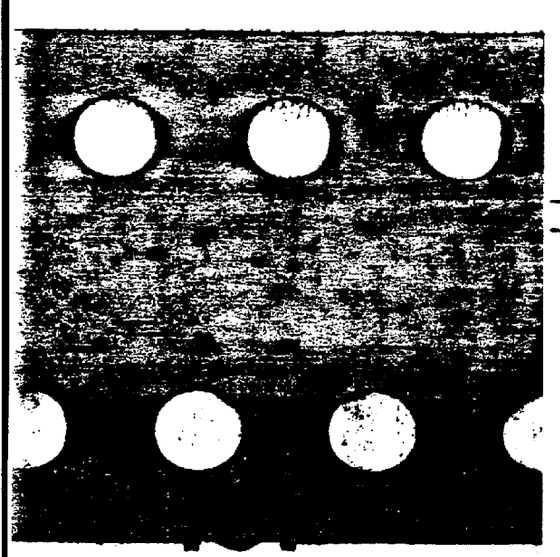
RECEIVED OF _____

FOR _____

BOOK 9749 PG 267

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 130000.00
CON TX 481.00
PRFEE 1.00
MDEED 12.00
TOTAL 494.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 494.00

08/02/95 01 12:10 0001 7786

0085182
IDENTIF. ↑ REFERENCE

95 AUG -2 PM 12:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936820