47

BOOK 10598 PG 405

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 168,500.00

A. Gayle Seard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A. GAYLE SEARD (NAME)	A. GAYLE SEARD (NAME)	MAP 22-2
3905 Chasepoint Place (ADDRESS)	3905 Chasepoint Place (ADDRESS)	PARCEL 19
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (CITY) (STATE) (ZIP)	FB# 14D52630

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, A & L BUILDERS, INC. (the assumed name of Marrowbone Allen Management Group, Inc.) and MARROWBONE ALLEN MANAGEMENT GROUP, INC., a Tennessee Corporation HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A. GAYLE SEARD, AN UNMARRIED PERSON

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:

BEING Lot No. 54 on the Plan of Chase Pointe, Section One, of record in Plat Book 9700, page 97, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to A & L Builders, Inc. (the assumed name of Marrowbone Allen Management Group, Inc.) and Marrowbone Allen Management Group, Inc., a Tennessee Corporation, by deed from Chase Pointe Properties, L.L.C., a Tennessee Limited Liability Company, of record in Book 9951, page 829, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3905 Chasepoint Place, Joelton, TN 37080
(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 its hand this 29th day of August 19 97

A & L BUILDERS, INC. (the assumed name of Marrowbone Allen Management Group, Inc.)

By: Keenan E. Allen
Keenan E. Allen, President

By: Steve D. Lane
Steve D. Lane, Vice-President

MARROWBONE ALLEN MANAGEMENT GROUP, INC. a Tennessee Corporation

By: Keenan E. Allen
Keenan E. Allen, President

By: Steve D. Lane
Steve D. Lane, Vice-President

IDENTIF. ↑ REFERENCE 0345579

97 SEP -5 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10598 PG 406

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Keenan E. Allen and Steve D. Lane with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Vice President respectively of the A & L Builders, Inc. (the assumed name of** the within named bargainor, and corporation, and that they as such President and Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Keenan E. Allen as such President, and attesting the same by the said Steve D. Lane as such Vice President.

Witness my hand and official seal at office at Goodlettsville, TN on this the 29th day of August 19 97.

**Marrowbone Allen Management Group, Inc.

My commission expires 1-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Keenan E. Allen and Steve D. Lane with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the President and Vice President respectively of the MARROWBONE ALLEN MANAGEMENT GROUP, INC.** the within named bargainor, and corporation, and that they as such President and Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Keenan E. Allen as such President, and attesting the same by the said Steve D. Lane as such Vice President.

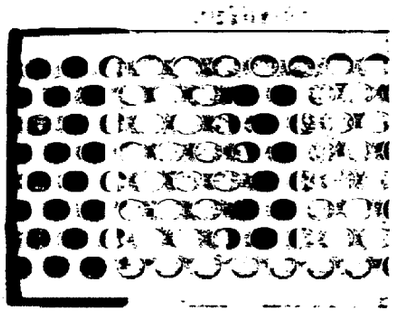
Witness my hand and official seal at office at Goodlettsville, TN on this the 29th day of August 19 97.

**a Tennessee Corporation

My commission expires 1-27-99

Notary Public

5435 09/05 0101 03CHECK 632.45



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10598 PG 407

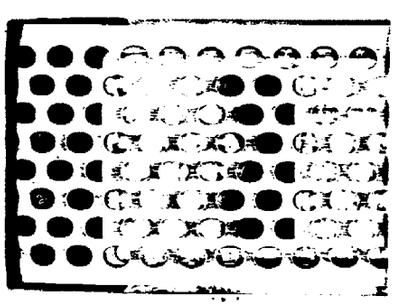
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
168500.00
CON TX 623.45
PRFEE 1.00
WDEED 8.00
TOTAL 632.45
CHECK 632.45

09/05/97 01 13:15 0001 5435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0345579
IDENTIF. ↑ REFERENCE

97 SEP -5 PM 1:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1194905