CH Box 5

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John L. Sawyers and Julia E. Sawyers 115 BelleBrook Circle Nashville, TN 37205	Map/Parcel **130-05A-15CO**	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600. P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Katherine Frances Shears** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **John L. Sawyers and wife, Julia E. Saywers** (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties, assumed by Grantee.

2. Easements, setback lines, conditions of Owner's Certificate and other matters appearing on the Plan of Bellebrook of record in Book 5200, page 442, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in instrument of record in Book 5938, page 212, register's Office for Davidson County, Tennessee.
of record in the Register's Office for Davidson County, Tennessee.

This is improved property, known as **115 BelleBrook Circle, Nashville, Tennessee 37205.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$595,000.00**.

John L. Sawyers
Affiant

Subscribed and sworn to before me this 20 day of July, 1998.

Carol A. Wilson
Notary Public
My Commission Expires: 9-23-00

0500150.01
010847-001 07/20/98

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

Michael G. Shears, husband to Katherine Frances Shears, joins in the conveyance to Grantee to convey any and all interest he may have in the property, marital or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20th day of July, 1998.

Katherine Frances Shears

Katherine Frances Shears

Michael G. Shears

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 Katherine Frances Shears and husband, Michael G. Shears, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 20 day of July, 1998.

Carol A. Wilson

NOTARY PUBLIC

My Commission Expires: 9-23-00

STATE OF TENNESSEE

0464623
IDENTIF. & REFERENCE
98 JUL 20 PM 4:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0500150.01
010847-001 07/20/98

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EXHIBIT A

(Legal Description)

Being Lot #15 on the Plan of BelleBrook of record in Book 5200, page 442, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to T. Keith Broyles and wife, Frances W. Broyles by deed from James I. Vance Berry, Trustee, of record in Book 5954, page 223, Register's Office for Davidson County, Tennessee; and further being the same property vested in Katherine Frances Shears by the Last Will and Testament of Frances Wilson Broyles, Deceased, Probate No. 98P-218 of the Probate Court of Davidson County, Tennessee, the said T. Keith Broyles having predeceased Frances Wilson Broyles.

5862 07/20 01:01 03CHECK 2216-50

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

RECEIVED OF _____

FOR _____

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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 595000.00
CON TX 2201.50
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 2216.50
CHECK 2216.50
07/20/98 01 16:05 0001 5862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464623
IDENTIF. ↑ REFERENCE

98 JUL 20 PM 4:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321537