Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

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39-B
File #98-1709

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 **Alice Caldwell Porter, a widow**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Sears and wife 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:**

A Tract of Land in Davidson County, Tennessee, Being Tract No. 5 on the Survey by Barge, Waggoner, Sumner, & Cannon, file NO. 6956, dated March 1979, and identified at the time of this conveyance as Tax Map 145-0-116, and described as follows:

Beginning at a point in the S
outhwest margin of Tyne Boulevard, said point being the common corner of the tract described herein and Tyne Hill Estates of record in Book 4175, page 27, RODC., thence with the common line between same, S 27 deg 36' W, 822.86 feet to a point, thence N 72 deg 17' W, 234.89 feet to a point, thence S 61 deg 44'W, 153.64 feet to an iron pin, thence with the common line with that tract conveyed to Fleming W. Smith, Jr. et ux, by Book 3792, page 76, RODC. S41 deg 43'W 247.57 feet to a point in the line of that tract conveyed to J.W. Rowland, Jr., et ux, by book 4575, page 546, RODC., thence with the common line of same and this tract N58 deg 42'W 120.00 feet more or less to a point, said point being the common Southerly corner of this tract and Tract No. 4 as shown on the same said survey, thence with the common line between said Tracts 5 and 4, N 35 deg 30' E, 1301.32 feet to a point in the Southwest margin of Tyne Boulevard; thence with said margin S. 50 deg 38'E 161.73 feet to a point, thence S 50 deg 47'E, 163.86 feet to the point of beginning, containing 9.1 acres, more or less, according to said survey.

Being the same property conveyed to the Grantor by Instrument of record in Book 5491, pg 710, RODC.

The property conveyed herein is subject to an easement for Sanitary Sewers and/or Storm Drainage of record in Book 8117, pg 660 RODC, and to 1998 Property Taxes, which are a lien, and have been prorated between the parties.

This is unimproved property, known as: 9.1 ac Tract Tyne Blvd, Nashville, TN 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 covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 4th day of September, 1998

Alice Caldwell Porter

Alice Caldwell Porter

98 SEP -8 PM 12:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
04851 87

State of Tennessee)
County of Davidson)

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On this the 4th day of September, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Alice Caldwell Porter** , the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

7886 09/08 0101 03CHECK 1343.00

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$360,000.00**.

Affiant

Sworn and subscribed before me on this the 4th day of September, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Kenneth Sears 1829 Tyne Blvd. Nashville, TN 37215	SAME	145-0-116

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 360000.00
CON TX 1332.00
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 1343.00
CHECK 1343.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/08/98 01 12:11 0001 7886

0485187
IDENTIF. ↑ REFERENCE

98 SEP -8 PM 12:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343309