This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

Instr:200001210007084 Page: 1 OF 2
REC'D FOR REC 01/21/2000 8:19:22AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $11.10

ADDRESS NEW OWNER:
Linda Brown and Anna M. Nichols
P. O. Box 1191
Hendersonville, TN 37077-0191

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 59
PARCEL 96
13DA-26040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Fred W. Sears, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Linda Brown and Anna M. Nichols, as tenants in common, 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:

> LAND in the 13th Civil District of Davidson County, Tennessee, described as follows, according to Map 59, Par 96, Tax Assessors Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point on the southerly side of Ewing Drive; thence 230.0 feet, more or less, along said Drive to a point; thence in a southerly direction 40 feet, more or less, to a point; thence in a westerly direction 255.0 feet, more or less, to a point; thence 113.0 feet, more or less, in a northerly direction to the point of beginning, containing .61 acres, more or less.
>
> Being the same property conveyed to Fred W. Sears, by Quitclaim Deed from Maggie Anderson of record in Book 10805, Page 531, and as corrected in Quitclaim Deed of Correction of record in Instrument #2000012100071083 Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 1999 have been pro-rated and paid.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is unimproved property known as 578 Ewing Drive, Nashville, TN 37207 and is not the principal residence of the Grantor and is not subject to marital rights herein..

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Linda Brown and Anna M. Nichols, their heirs and assigns, forever; and I, Fred W. Sears, covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 19th day of January, 2000.

Fred W. Sears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fred W. Sears, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of January, 2000.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 3,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of January, 2000.

NOTARY PUBLIC
My Commission Expires: 1/27/2001