Instr:200002280019096 Page: 1 OF 2
REC'D FOR REC 02/28/2000 1:35:39PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ.
2100 Parkway Towers
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
WILLIAM F. SEARS and ERMA D. SEARS, Trustees SEARS LIVING TRUST 4506 Price Circle Road Nashville, Tennessee 37205	Same	Map 103-10 Pracel 65.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(F).

William F. Sears
AFFIANT

Sworn to and subscribed before me this 24th day of February, 2000.

Connie J. Spurlin
Notary Public
My Commission Expires: 7/27/00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, WILLIAM F. SEARS and ERMA D. SEARS (being one and the same as ERMA DEAN SEARS) have this date bargained and sold, and do hereby transfer and convey unto the said WILLIAM F. SEARS and ERMA D. SEARS, Trustees, or their successors in trust, under the revocable SEARS LIVING TRUST, dated February 24, 2000, and any amendments thereto, certain real estate in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 16 on the Plan of Hillwood Estates, Section 1, as of record in Book 1835, Page 117, Register's Office, Davidson County, Tennessee.

SAID Lot No. 16 fronts 106.8 feet on the northwesterly side of Price Circle Road and runs back 265 feet on the northeasterly line and 285 feet on the southwesterly line, to a line in the rear on which it measures 185 feet.

BEING the same property conveyed by Joe L. Hooper and wife, Mildred B. Hooper, to Williams F. Sears and wife, Erma Dean Sears, by deed of record in Book 4714, Page 714, Register's Office, Davidson County, Tennessee.

This property is conveyed subject to all easements, covenants and encumbrances of record.

unimproved ( )
This is improved (X) property known as:

4506 Price Circle Road, Nashville, Tennessee, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 HANDS, this 24th day of February, 2000.

William F. Sears
WILLIAM F. SEARS

Erma D. Sears
ERMA D. SEARS

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 WILLIAM F. SEARS and ERMA D. SEARS, with whom I am personally acquainted, who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of February, 2000.

Connie J. Spurlin
NOTARY PUBLIC

My Commission Expires: 7/22/00

