Realty Title 48-A

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

Davidson County DEEDWARR
Recvd: 09/29/00 11:19 2pgs
Fees:11.00 Taxes:347.80
20000929-0096399

WARRANTY DEED

THIS INDENTURE, made this 7th day of September, 2000 between **MICHAEL A. SEARS** of **DAVIDSON** County, Tennessee, First Parties, and

George L. Moore and wife, Mildred L. Moore

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

Michael A. Sears

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LOT

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 60A ON THE ZONE ~~OT~~ T DIVISION, LOTS 58 THROUGH 62, PHASE II, KIMBOLTON, OF RECORD IN BOOK 6900, PAGES 792 THROUGH 794, AMENDED IN BOOK 6900, PAGE 899, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. SEARS BY DEED OF RECORD IN BOOK 10241 PAGE 364, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. *

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2000 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

Michael A Sears
MICHAEL A. SEARS

STATE OF Tennessee
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **MICHAEL A. SEARS**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of September, 2000.

Kathy D. Adams
Notary Public
Printed name: Kathy D. Adams

My commission expires: 2-12-2002
(NOTARY SEAL)

KATHY D. ADAMS NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

PROPERTY OWNER:
George L. Moore
910 Tamarack N
Madison, TN 37115

RESPONSIBLE TAXPAYER:
GMAC Mortgage Corporation
100 Witmer Road
Horsham, PA 19004

CLT#_____

Map & Parcel No: 53-09-071

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 94,000.00 .

Diane K. Mann (AFFIANT)

Subscribed and sworn to before me, this 25th day of September, 2000, _____

NOTARY PUBLIC AT LARGE GILES COUNTY, TN My Commission Expires Oct. 22, 2000

Notary Public

My commission expires 10-22-00 Printed Name Mary Jane Harden

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $_____.

_____ (AFFIANT)

Subscribed and sworn to before me, this _____ day of _____, _____

Notary Public

My commission expires _____ Printed Name_____