Davidson County DEEDWARR
Recvd: 12/07/01 15:27 2pgs
Fees:13.00 Taxes:321.90
20011207-0135260

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

| **NEW OWNER** | **SEND TAX BILL** | **MAP-PARCEL NO.** |
|---|---|---|
| Enviro Scapes, LLC<br>214 Shady Grove Road<br>Nashville, TN 37216 | Same | Map 84-16<br>Parcel 159 |

## WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, James Sears and wife, Wilma Sears ("Grantors"), have bargained and sold, and by these presents do transfer and convey to Enviro Scapes, LLC, a Tennessee limited liability company ("Grantee"), its successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Donelson Heights Subdivision, not of record, described according to a survey made by Earle Drake, County Surveyor, July 9, 1921.
>
> Beginning on the westerly margin of a 30 foot unnamed Avenue at the northeast corner of the property conveyed to R. M. Mires by deed from James Reavis Thomason and wife of record in Book 1110, page 257, Register's Office for said County; thence with the westerly margin of said unnamed Avenue northwardly 100 feet to the corner of lots Nos. 9 and 10; thence with the line between said two lots, westwardly 200 feet; thence southwardly 100 feet to Mires northerly line; thence with said line, eastwardly 200 feet to the beginning.
>
> Being the same property conveyed to James Sears and wife, Wilma Sears by deed from Roger I. Wymer and wife, Margaret F. Wymer of record in Book 7541, page 773, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

This is improved property commonly known as 210 Shady Grove Road, Nashville, Tennessee 37214.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 5th day of December, 2001.

James Sears

Wilma Sears

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, James Sears and wife, Wilma Sears, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of December, 2001.




Notary Public

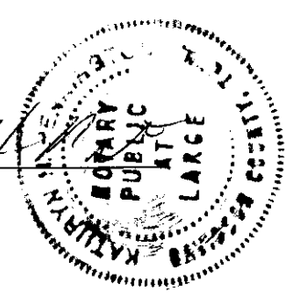
My Commission Expires: 5/26/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

12/05/01
Affiant

Sworn to and subscribed before me this 5th day of December, 2001.




Notary Public

My Commission Expires: 5-26-02