BOX 15

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/02 15:51 2pgs
Fees:13.00 Taxes:841.75

20021209-0151708

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 227,500.00

Donnalyn D. Pearce
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF DECEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/31/04

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5115 MARYLAND, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Randolph E. McKinney and Earline D. McKinney	Randolph E. McKinney and Earline D. McKinney	MAP:103-10-0
4506 Price Circle Road	4506 Price Circle Road	Parcel:65
Nashville, TN 37205	Nashville, TN 37205	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILLIAM F. SEARS AND WIFE, ERMA D. SEARS, TRUSTEE, UNDER THE REVOCABLE SEARS LIVING TRUST DATED FEBRUARY 24, 2000..

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RANDOLPH E. MCKINNEY AND WIFE, EARLINE D. MCKINNEY, AS TENANTS BY THE ENTIRETY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4506 Price Circle Road, Nashville, TN 37205

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 Our hand on the 6th day of December, 2002.

William F. Sears, Trustee William F. Sears, Individually

William F. Sears Trustee, under the revocable Sears Living Trust, dated February 24, 2000

Erma D. Sears, Trustee Erma D. Sears, Individually

Erma D. Sears Trustee, under the revocable Sears Lining Trust, dated February 24, 2000

STATE OF TENNESSEE
COUNT OF DAVIDSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, WILLIAM F. SEARS AND ERMA D. SEARS (Trustees, under the revocable Sears Living Trust, dated February 24, 2000), the bargainor(s), 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 and official seal at Nashville, Tennessee , this 6th day of December, 2002.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES MAY 30, 2004

EXHIBIT A - LEGAL DESCRIPTION

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

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 to William F. Sears and wife, Erma D. Sears, Trustees, or their successors in trust, under the Revocable Sears Living Trust by deed from William F. Sears and Erma D. Sears (being one and the same as Erma Dean Sears), of record in Instrument No. 200002280019096, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William F. Sears and Wife, Erma Dean Sears by deed from Joe L. Hooper and wife, Mildred D. Hooper of record in Book 4714, Page 714, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herrein