THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20853-05-2003**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Affiant Subscribed and sworn to before me, this 29th day of , 2003. Notary Public My Commission Expires:

NOTARY PUBLIC
AT LARGE
Edward Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 06/02/03 15:26 2pgs
Fees:13.00 Taxes:1350.50

20030602-0074832

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Susan S. Eagle 2510 Blair Blvd. Nashville, TN 37212	Suntrust Mortgage, Inc. 201 Fourth Avenue North Nashville, TN 37219	Map No.104.11 Parcel No. 289.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Sear and wife, Dior Sear**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Susan S. Eagle, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 2510 Blair Blvd., Nashville, TN, 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this May 29, 2003.

Stephen Sear

Dior Sear

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen Sear and wife, Dior Sear**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He/She/They executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2003.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC
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EXHIBIT "A"

Being Lot No. 145 and the easterly 10 feet of Lot No. 144 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place as of record in Book 421, page 7, Register's Office for said County, as follows:

Said Lot No. 145 and the easterly 10 feet of Lot No. 144 front together 70 feet on the north side of Blair Boulevard (formerly Long Avenue) and run back between lines which measure 171.8 feet on the easterly line of Lot #145 and on the west line of the 70 foot trance 169.1 feet more or less to an alley.

Being the same property conveyed to Stephen Sear and wife, Dior Sear by Michael Gigandet, Trustee's for the Bankruptcy Estate of Mitchell Conway Williams of record in Instrument No. 20021220-0157557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property OR
3) All matters appearing on the Plan of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee..