BOX #14A

G#16580-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 2003

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: May 30, 2007
(AFFIX SEAL)

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/24/03 12:00 2pgs
Fees:13.00 Taxes:536.50

20030924-0141440

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Treetop Builders, Inc. (NAME)	"New Owner" (NAME)	MAP 144
P. O. Box 158425 (ADDRESS)	(ADDRESS)	PARCEL 077.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	[FB #FH-08985]

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Treetop Builders, Inc., a Tennessee corporation

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

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Tyne Park Subdivision, as of record in Book 7900, Page 933, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kenneth Sears and wife, Cheryl Sears, by Warranty Deed from G. Rhea Bucy, Trustee, of record in Book 11032, Page 28, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; Sanitary Sewer and/or Storm Drainage Easement, of record in Book 8009, Page 13, said Register's Office; Driveway Easement as set forth in the Deed of record in Book 9652, Page 791, said Register's Office; Grant of Easement for a waterline as set forth in the Deed of record in Instrument No. 20020523-0062946, said Register's Office; subject to the flow of Richland Creek; and, taxes for the current year which have been prorated and paid by the Grantors herein.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1825 Tyne Boulevard, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 s this 22nd day of September, 2003

Kenneth Sears
By: Kenneth Sears, Stephen W. Arthur, Atty-In-Fact
Stephen W. Arthur, Attorney-in-Fact

Cheryl Sears
By: Cheryl Sears, Stephen W. Arthur, Atty-In-Fact
Stephen W. Arthur, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, a _____, and that _____as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the _____, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____.

My commission expires _____ _____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of September, 2003, before me personally appeared Stephen W. Arthur to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kenneth Sears and wife, Cheryl Sears, and acknowledged that he executed the same as the free act and deed of said Kenneth Sears and wife, Cheryl Sears.

Witness my hand and official seal at Nashville, Tennessee.

Katherine Goodson
Notary Public

KATHERINE GOODSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: May 30, 2007

LEGAL DESCRIPTION CONTINUATION

THIS instrument is being executed in behalf of Kenneth Sears and wife, Cheryl Sears, pursuant to a Power of Attorney executed by them on the 17th day of September, 2003, of record in Instrument No. 20030924-0141439, Register's Office for Davidson County, Tennessee.