Return to: First Title and Escrow Company, Inc.
File Number 24285 Box 9B

This document prepared by (and after recording return to):

Name:	Consumer Trust Title & Escrow, LLC
Firm/Company:	
Address:	219 Ward Circle
Address 2:	Suite 3
City, State, Zip:	Brentwood, TN 37027
Phone:	(615) 369-0039

Davidson County DEEDWARR
Recvd: 06/15/05 08:48 3 pgs
Fees:18.00 Taxes:721.10

20050616-0068822

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **NOLAN P. BRYANT, JR., MARRIED**, hereinafter referred to as "collectively Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **DAVID SEARS AND CATHERINE R. SEARS, HUSBAND AND WIFE** hereinafter "collectively Grantee", the following lands and property, together with all improvements located thereon, lying in the County of DAVIDSON, State of Tennessee, to-wit:

BEING LOT NO. 72 ON THE PLAN OF SECTION SEVEN, BOONE TRACE AT BILTMORE OF RECORD IN INSTRUMENT NO. 20011003-0107279, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED TO NOLAN P. BRYANT, JR. MARRIED BY WARRANTY DEED OF NVR, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION DATED JUNE 28, 2002 AND RECORDED JULY 8, 2002 IN INSTRUMENT NO. 20020708-0081679, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Map Parcel Number: 126-15-A-273 CO

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 2nd day of June, 2005.

Nolan P. Bryant Jr.
Grantor
Nolan P. Bryant, Jr.

Sherine M. Bryant
Grantor
Sherine M. Bryant

STATE OF Tennessee

COUNTY OF Williamson

On this 2nd day of June, 2005, before me personally appeared Nolan P. Bryant, Jr. and Sherine M. Bryant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

HOLLY LEIGH GRANT
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires JUNE 6, 2008

Notary Public

Printed Name: Holly Grant

Commission Expires:

Grantor(s) Name, Address, phone:
Nolan P. Bryant, Jr.

New Owner:
Grantee(s) Name, Address, phone:
David Sears and Catherine R. Sears
8105 Settlers Way
Nashville, TN 37221

SEND TAX STATEMENTS TO GRANTEE
NEW OWNER

State of TENNESSEE
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$194,892.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 2nd day of June, 2005

Affiant

Donald E. Kniffen
Type or Print Name

(Seal)

Notary Public

My commission expires:

Christina M. Read
Type or Print Name

CHRISTINA M. READ NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE