Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 03/27/07 09:17 2 pgs
Fees:13.00 Taxes:1844.45
20070327-0036387

39-B
File #07-1081

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Michael H. Ory and wife, Alyce Ory, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Terry R. Sears and Patti C. Sears, husband and wife, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County. Tennessee, being Lot No .149, on the Plan of Brighton Close, Phase II, of record in Book 9700, page 180, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael H. Ory by deed from Brighton Close, Ltd. dated July 25, 1997 of record in Book 10542. page 207 Register's Office for Davidson County, Tennessee. Alyce Ory joins in the conveyance of this property to convey any and all marital interest she may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 149 Brighton Close, 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 22nd day of March, 2007

Michael H. Ory

Alyce Ory

State of Tennessee)
County of Davidson)

On this 22nd day of March, 2007, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael H. Ory and Alyce Ory, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-25-95

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $[redacted] $495,500.00

X
Affiant

Sworn and subscribed before me on this the 22nd day of March, 2007.

Notary Public

My Commission Expires: 7-25-95

NEW OWNER:
Terry R. Sears
149 Brighton Close
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
Terry R. Sears
149 Brighton Close
Nashville, TN 37205

TAX MAP-PARCEL #:
104 13 0 F 149.00CO