This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 250507 FILE BOX #35

WARRANTY DEED

BOOK 6858 PAGE 547

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Madonna K. Stepbach (NAME)	Sears Mortgage Corporation (formerly Allstate Enterprises Mortgage Corporation) (NAME)	
295 Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway, #500 (STREET ADDRESS)	MAP 162-1
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Lincolnshire, Illinois 60069 (CITY) (STATE) (ZIP)	PARCEL 38

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Madonna K. Stepbach and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Susan F. Banniza, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Madonna K. Stepbach

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 5th, formerly 7th, Civil District of Davidson County, Tennessee, being a part of Tract No. 1 assigned to H. M. Williams of the Edward L. Ensley Lands, as of record in Minute Book J, page 782, of the County Court for said County, and described as follows:

Beginning at a point in the southerly margin of New Tsuculum Road said point being 178 feet west of the original northeast corner of said Tract No. 1; thence south 4-1/2 degrees east 314 feet to a point; thence south 84 degrees west 156.75 feet to a point; thence north 5-1/4 degrees east 300.2 feet to a point in the southerly margin of New Tusculum Road; thence with the margin of said road, north 77-1/2 degrees east 165.0 feet to the point of beginning.

Being the same property conveyed to Susan F. Banniza, unmarried, by deed from Mary E. Banniza, unmarried of record in Book 5972, page 575, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 64,000.00

Subscribed and sworn to before me this the 13th *day of* May, *19* 86

Affiant

My commission expires: 11-12-89 *(Affix Seal)*

Notary Public

This is improved (XX) unimproved ( ) property, known as 295 Tusculum Road, Antioch, Tennessee 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 13th *day of* May, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Susan F. Banniza

05/16/86 4998

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Susan F. Banniza, unmarried

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 13th *day of* May, *19* 86.

Karen E. Davis
Notary Public

Commission expires 11-12-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

Susan F. Banniza

TO

Madonna K. Stepbach

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
88 MAY 16 8 55 AM

IDENTIFICATION REFERENCE

6 0 1 3 0 9

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			64000.00- CAMT.	
			166.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	172.90-
4698A05/16/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 3 0 9

IDENTIFICATION REFERENCE

MAY 16 8 35 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248503