Box 8/tl

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Cheryl A. Utley
4529 Shys Hill Road
Nashville, TN 37215

MORTGAGEE:
Sears Mortgage Corporation

300 Knightsbridge Parkway
Lincolnshire, Illinois 60069

MAP-PARCEL NUMBERS:
MAP 131-11
PARCEL 4
16DA-29281

BOOK 7079 PAGE 332

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, Porter W. Wagoner and wife, Ruth Olive Williams Wagoner

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cheryl A. Utley, unmarried

hereinafter called the Grantee, Grantee's 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. 65 on the plan of Seven Hills, Section 1, of record in Book 2133, pages 81 & 82, Register's Office for said County.

SAID Lot No. 65 fronts 254.8 feet on the broken southwesterly margin of Shy's Hill Road and extends back 270.0 feet on the northwesterly line and 157.0 feet on the southeasterly line to a dead line in the rear, measuring 205.0 feet thereon.

Being the same property conveyed to Porter W. Wagoner by deed from Michael S. Goode and wife, Linda G. Goode of record in Book 5995, page 3, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2249, page 192, said Register's Office, and to the matters set forth in the above referenced plan of record.

Ruth Olive Williams Wagoner joins in this conveyance for the sole purpose of conveying any and all rights which she may have in the property by virtue of her marriage to Porter Wayne Wagoner, but without any warranties of covenant, title or otherwise.

This is (un)improved property, known as 4529 Shys Hill Road, Nashville, TN 37215.

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; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and 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. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18th day of December, 1986.

Ruth Olive Williams Wagoner — Ruth Olive Williams Wagoner

Porter Wayne Wagoner — Porter W. Wagoner

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of December, 1986, before me personally appeared Porter W. Wagoner, 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 that he executed the same as his free act and deed.

Katherine S. Payton
Notary Public

My Commission Expires: 7-18-87

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7079 PAGE 353

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 125,000.00.

Porter Wayne Wagoner
Affiant

Subscribed and sworn to before me, this the 18th day of December, 1986.

My Commission Expires: 7-18-87

Katherine S. Ryan
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 19 86, before me personally appeared Ruth Olive Williams Wagoner, 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 that she executed the same as her free act and deed.

LaRhonda Lowell
Notary Public

My Commission Expires: 7-10-90

DEC 23 1 36 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7 0 1 2

WARRANTY DEED

from:
Porter W. Wagoner

to:
Cheryl A. Utley, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7079 PAGE 334

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

1250 . 0- [illegible]
350. [illegible]
.50 [illegible]
6.00 [illegible]
[illegible] 356.50-
356.50/CO/86 [illegible] .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.0 1.2.

IDENTIFICATION REFERENCE

DEC 23 1 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No26303