FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,210.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 19 87

Notary Public

MY COMMISSION EXPIRES: 9-19-89

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura L. Garner (NAME)	Sears Mortgage Corporation (NAME)	MAP 150-6
2923 Woodymore Court (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway (STREET ADDRESS)	PARCEL 228
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Lincolnshire, IL 60069 (CITY) (STATE) (ZIP)	

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, The Michaels Group, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura L. Garner, unmarried

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.

BEING Lot No. 16B of the Zone Lot Division of Lot Nos. 16 and 17 of Woodymore Heights, Section 2, of record in Plat Book 6900, page 156, amending Plat Book 5200, page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to The Michaels Group, Inc. by deed from Debbie C. Foust and husband Michael L. Foust, of record in Book 4795, page 249, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6536, Page 329, and Book 6900, page 156, Register's Office for said County.

Power of attorney of record in Book 7096, Page 645, Register's Office for said County.

90381

IDENTIFICATION REFERENCE

FEB 4 11 35 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 2923 Woodymore Court, (House Number) (Street) Antioch, TN 37013 (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 heir 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 covey 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 my hand this 30th day of January, 1987

THE MICHAELS GROUP

The Michaels Group, Inc.

J. David Michaels

By: David Yas

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 _____

_____

_____ (or proved to me on the basis of satisfactory evidence)

the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

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 (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, 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 _____ 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

The Michaels Group, Inc.

TO

Laura L. Garner

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Yocum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of J. David Michaels, Vice President of the Michaels Group, Inc., as his attorney in fact, as the free act and deed of the within J. David Michaels, Vice President of The Michaels Group, Inc.

Witness my hand and offical seal this 30th day of January, 1987.

My Commission Expires: 9/9/89

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE LARGE

_____
Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 7127 PAGE 327

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
			65210.00- CAMT.	
			182.56 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	189.06-
02/04/87	SAL			.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90381

IDENTIFI REFERENCE

FEB 4 11 35 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42075