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

ADDRESS NEW OWNER:
LuAnn Tibbetts
3000 Hillsboro Rd., #95
Nashville, TN. 37215

MORTGAGEE:
Sears Mortgage Corporation
300 Knightsbridge Parkway
Lincolnshire, Illinois 60069

MAP-PARCEL NUMBERS:
Map 117-03-0
Parcel 095
7DA-75193

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, Jackie F. Ashley now known as Jackie F. Ryder and husband Kirk A. Ryder hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto LuAnn Tibbetts, Oscar N. Tibbetts and wife, Ingvor S. Tibbetts, as joint tenants with the right of survivorship hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in _____ County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 95 on the plan of Versailles Apartments, of record in Book 5050, page 80, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Jackie F. Ashley by deed from James Leigh Griffith and wife, Catherine West Griffith of record in Book 5523, page 616, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5168, page 944, Book 5659, page 641, Book 5667, page 375, Book 5589, page 367, said Register's Office.

0561 8

IDENTIFICATION REFERENCE

MAR 19 10 49 AM '87

REGISTER OF DEEDS DAVIDSON COUNTY, TN

This is ~~an~~ unimproved property, known as 3000 Hillsboro Road, Unit 95, 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 12th day of March, 19 87.

Jackie F. Ryder
Jackie F. Ryder

Kirk A. Ryder
Kirk A. Ryder

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of March, 19 87 before me personally appeared Jackie F. Ryder and husband, Kirk A. Ryder, 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 they executed the same as their free act and deed.

NOTARY

Brenda S. Brown
Notary Public

My Commission Expires: My Commission Expires JAN. 21, 1989

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7173 PAGE 728

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 $ 78,000.00.

LuAnn Tibbetts Affiant

ubscribed and sworn to before me, this the 13th day of March, 1987.

My Commission Expires: Nov 1, 1987 Christy Wilkins Ivey Notary Public

WARRANTY DEED

from:
Jackie F. Ashley, now known as Jackie F. Ryder and husband Kirk A. Ryder

to:
LuAnn Tibbetts, et al

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

TN 26288

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

RECEIVED OF _____

FOR _____

BOOK 7173 PAGE 729

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

[illegible] CAMT.
218.40 CSTAX
.50 [illegible]
6.00 [illegible]
CHECK 224.90-
3794303/13787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05618

IDENTIFICATION REFERENCE

MAR 19 10 49 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 58875