BOOK 7200 PAGE 919

File in Box # 4
#87-4-5

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,821.59

JoAnne Goodman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JoAnne Goodman (NAME)	Sears Mortgage Corporation (NAME)	Map 86-14A
124 Thistle Lane (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkwaay (STREET ADDRESS)	Parcel 124
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Lincolnshire, IL 60069 (CITY) (STATE) (ZIP)	FB# 4D-08693

FOR AND IN 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, Billy Joe Brown and wife, Beth Ann Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JoAnne Goodman, 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:

Land in Davidson County, Tennessee, being Unit 124 on the Plan of Hermitage Meadows Subdivision, Stage One, of record in Book 5200, Page 507, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

BEING the same property conveyed to Billy Joe Brown and wife, Beth Ann Brown, by Quitclaim Deed from Jonathan J. Foley, Jr., of record in Book 7059, Page 268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6034, Page 365, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by Billy Joe Brown and wife, Beth Ann Brown to Sears Mortgage Corporation in the original principal amount of $ $52,700.00, of record in Book 7059, Page 270, Register's Office for Davidson County, Tennessee.

"As part of the above consideration the Sellers also convey to the Buyer all window coverings, stove, refrigerator and door chime/alarm."

This is unimproved (X) improved ( ) property, known as 124 Thistle Lane, Hermitage, Tennessee 37076
(House Number) (Street) (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 heirs 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 convey 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 their hands this 10th day of April, 1987

Billy Joe Brown
Billy Joe Brown

Beth Ann Brown
Beth Ann Brown

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named Billy Joe Brown and wife, Beth Ann Brown, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of APRIL, 1987.

Peter Weiss
Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

14103

APR 13 11 53 AM '87

WARRANTY DEED

FROM

Billy Joe Brown and wife, Beth Ann Brown

TO

JoAnne Goodman, unmarried

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

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

50[illegible].50- CANT.
104.[illegible]4 CSTAX
.01 PREF
6.00 WDE
CHECK 171.14-
3607A04/13/87 CAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14163

IDENTIFICATION REFERENCE

APR 13 11 58 AM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 68533