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FILE IN BOX #4
FORM NO. WD-1
#87-6-19

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Clifford E. Stem
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTYS., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
CLIFFORD E. STEM (NAME)	SEARS MORTGAGE CORPORATION (NAME)	MAP 98-2
5209 Roxborough Drive (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway (STREET ADDRESS)	PARCEL 11
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Lincolnshire, IL 60069 (CITY) (STATE) (ZIP)	# 4D-51201

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, RICHARD P. BALTZ and wife, VICTORIA S. BALTZ

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFFORD E. STEM and wife, CHERYL A. STEM

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 Lot No. 32 on the Plan of Roxborough Subdivision, as of record in Book 5200, Page 63, said Register's Office.

SAID Lot No. 32 fronts 80.00 feet on the southerly margin of Roxborough Drive and extends back 254.65 feet on the easterly line and 337.40 feet on the westerly line, to a broken line in the rear, measuring a total of 152.57 feet thereon.

BEING the same property conveyed to Richard P. Baltz and wife, Victoria S. Baltz, by Deed from James L. Brennard and wife, Christine L. Brennard, of record in Book 6082, Page 294, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 5302, Page 669, 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 Grantees herein.

3 5 1 3 7

RECEIVED FOR RECORD
Jun 22 1 13 PM
REGISTER

This is (unimproved) (XX) improved property, known as 5209 Roxborough Drive, 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 hand s this 16th day of June, 1987

Richard P. Baltz
RICHARD P. BALTZ

Victoria S. Baltz
VICTORIA S. BALTZ

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 RICHARD P. BALTZ and wife, VICTORIA S. BALTZ

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 16th day of June, 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 _____

WARRANTY DEED

FROM
RICHARD P. BALTZ and wife,
VICTORIA S. BALTZ

TO
CLIFFORD E. STEM and wife, CHERYL A. STEM

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

[illegible] CASH
[illegible] STATE
[illegible] REC
[illegible] MISC
CHECK [illegible]
[illegible] BAL [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39087

IDENTIFI REFERENCE

JUN 23 1 13 PM '87

FELIX Z. WILSON, II
REGISTER OF
DAVIDSON COUNTY, TN

No. 96567