File #6260

FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 110
Nashville, Tennessee 37215

BOOK 7358 PAGE 86

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RICHARD E. FISCUS (NAME)	SEARS MORTGAGE CORPORATION (NAME)	MAP 131-5-C
405 Clairton Court (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway (STREET ADDRESS)	PARCEL 405
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Lincolnshire, Illinois 60069 (CITY) (STATE) (ZIP)	FBN 7DA92352

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, HILLSBOROUGH HARDING JOINT VENTURE, a Tennessee joint venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD E. FISCUS and wife, BARBARA J. FISCUS

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 405, together with the appurtenant interest in the common elements of The Hillsborough Condominiums a horizontal property regime established by Master Deed, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hillsborough Harding Joint Venture, a Tennessee joint venture by quitclaim deed from Cumberland Place, a Tennessee general partnership by and between Thomas E. Baldridge, Thomas M. Baldridge, L. Joe Edmondson, and R. T. Phillips Investment Co., Inc. and by deed from Martha Neyland Harris and husband, Jackson Harris of record in Book 6609, page 855, and by deed from Arthur I. Ebbets, a widower of record in Book 6609, page 860, and by deed from Edgar F. Arnold and wife, Darla Arnold of record in Book 6609, page 864, Register's Office for Davidson County, Tennessee. of record in Book 6465, page 867, said Register's Office.

This conveyance is made subject to: (1) 1987 Taxes, which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 6566, page 4; (3) Easements of record in Book 4161, page 814, Book 6229, page 484, Book 4377, page 710 and in Book 4403, page 627; (4) Master Deed and By-Laws of record in Book 6822, page 721; (5) Resolution of record in Book 7052, page 19; (6) Storm Water Detention Agreement of recordin Book 6702, pae 330; (7) Conveyance of record in Book 6303, page 601; and (8) All matters appearing on the Plan of record in Plat Book 6250, page 699, said Register's Office.

SEP 22 8 45 AM
DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

87139

This is improved (XX) unimproved ( ) property, known as 405 Clairton Court, Nashville, Tennessee 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 GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of September, 19 87

HILLSBOROUGH HARDING JOINT VENTURE
BY: McCALLA PROPERTIES, INC., General Partner

BY: Donna Wafford
DONNA WAFFORD, Corporate Secretary/Treasurer

STATE OF TENNESSEE

COUNTY OF _____

BOOK 7358 PAGE 87

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires_____ Notary Public_____

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public 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 _____ of the _____ the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donna Wafford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Corporate Secretary/Treasurer of McCalla Properties, Inc., a joint venturer of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of September, 1987.

Notary Public

My commission expires: 1/10/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September 19 87

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

HILLSBOROUGH HARDING JOINT VENTURE

TO

RICHARD E. FISCUS and wife,

BARBARA J. FISCUS

RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.

P.O. Box 926

Suite 11C The Paddock

239 Ward Circle

BRENTWOOD, TENNESSEE 37027-0926

FILE #6260

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7358 PAGE 88

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

200000.00- CAMT.
560.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 566.50-
4816A09/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.1.3 9

IDENTIFICATION REFERENCE

SEP 22 8 46 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18435