file box 8/jc

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Paul H. Wright	Sears Mortgage Corporation	MAP 117-04
2704 Belmont Blvd.	300 Knightsbridge Parkway	PARCEL 201
Nashville, TN 37212	Lincolnshire, IL 60069	24W-00565

WARRANTY DEED 6442 04/20 0101 03CHECK 272.70

BOOK 7521 PAGE 840

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, Michael S. Kestner and wife, Donna S. Kestner hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Paul H. Wright and Sara L. Dennis, as joint tenants with rights of survivorship, hereinafter called the Grantee, Grantee's 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. 3 on the plan of Victoria Place, of record in Book 332, page 10, Register's Office for said County.

SAID Lot No. 3 fronts 60.00 feet on the easterly margin of Belmont Boulevard and extends back between parallel lines, 160.00 feet to an alley.

BEING the same property conveyed to Michael S. Kestner by deed from Rideco, a partnership, of record in Book 5673, page 1, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Donna S. Kestner by Michael S. Kestner as her Attorney in Fact pursuant to a Power of Attorney of record in Book 7491, page 943, Register's Office for Davidson County, Tennessee.

The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (~~not~~) improved property, known as 2704 Belmont Boulevard, Nashville, TN 37212.

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 18th day of April, 19 88.

Michael S. Kestner

Donna S. Kestner
BY: Michael S. Kestner
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of April, 1988, before me personally appeared Michael S. Kestner, 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 _he_ executed the same as his free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7521 PAGE 841

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 $ 94,000.00.

Paul H Wright
Affiant

Subscribed and sworn to before me, this the 18th day of April 19 88.

My Commission Expires: 10-24-88

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael S. Kestner, 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 Donna S. Kestner as her Attorney in Bact as the free act and deed of the within named Donna S. Kestner.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of April, 1988.

_____
NOTARY PUBLIC

My commission expires: 10-24-88

WARRANTY DEED

from:
MICHAEL S. KESTNER AND WIFE,
DONNA S. KESTNER

to:
PAUL H. WRIGHT AND SARA L.
DENNIS

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27447

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 18th day of April, 1988.

Notary Public

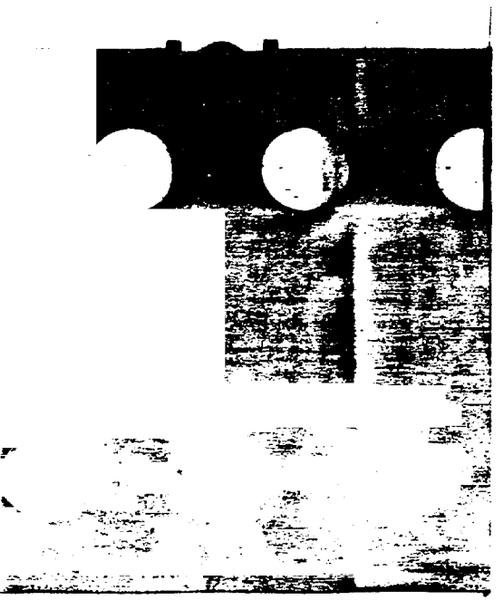
My Commission Expires: 10-24-88

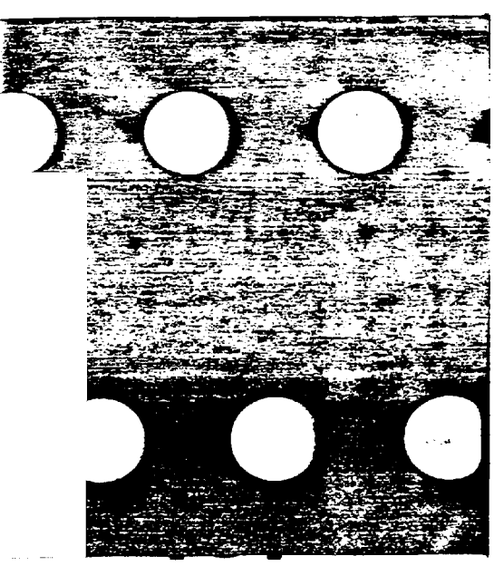
NOTARY PUBLIC AT LARGE TENNESSEE

IDENTIFICATION REFERENCE

APR 20 11 56 AM '88

23061





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7521 PAGE 843

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
			CAMT	94000.00
			CON TX	263.20
			PRFEE	0.50
			WDEED	9.00
			TOTAL	272.70
			CHECK	272.70

04/20/88 01 11:58 0001 6442

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23061

IDENTIF. REFERENCE

APR 20 11 56 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 82562