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File in Box # 4

FORM NO. WD-1

#88-5-25

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,000.00

David M. Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 19 88

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(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: MORTGAGEE	MAP-PARCEL NUMBERS
David M. Beard (NAME)	Sears Mortgage Corporation (NAME)	Map 061-02
4501 Helmwood Drive (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway (STREET ADDRESS)	Parcel 013
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Lincolnshire, IL 60069 (CITY) (STATE) (ZIP)	FB# 12DZ-14500

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, Homer N. Key and wife, Carmen H. Key

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Beard and wife, Kathleen F. Beard, as tenants by the entirety

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, Tennesee, being Lot No. 213 on the plan of Gra-Mar Acres, Section 7, of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the westerly margin of Helmwood Drive, said point being the common corner of Lots 212 and 213; thence with the line between said two lots westwardly 160 feet to a point; thence southwardly 147.0 feet to the northerly margin of Marswen Drive; thence with the northerly margin of said Marswen Drive, eastwardly 118.0 feet to the beginning of a curve; thence around said curve to the left 40.22 feet to the westerly margin of Helmwood Drive; thence with the westerly margin of Helmwood Drive, northwardly 114.0 feet to the point of beginning.

BEING the same property conveyed to Homer N. Key and Carmen H. Key, as tenants in common, by Deed from Daniel C. Masten, of record in Book 63122, Page 849, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 2481, Page 129, 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.

This is unimproved (XX) improved ( ) property, known as 4501 Helmwood Drive, Nashville, TN 37216
(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 our hands this 27th day of May, 19 88

Homer N. Key

Homer N. Key

Carmen H. Key

Carmen H. Key

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Susan B. Hutchens, a Notary Public in and for said County and State, the within named Homer N. Key and wife, Carmen H. Key

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 27th day of May, 19 88.

Susan B. Hutchens
Notary Public

Commission Expires January 9, 1991

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
Homer N. Key and wife, Carmen H. Key

TO
David M. Beard and wife, Kathleen F. Beard

2265 05/31 0101 03CHECK 213-70

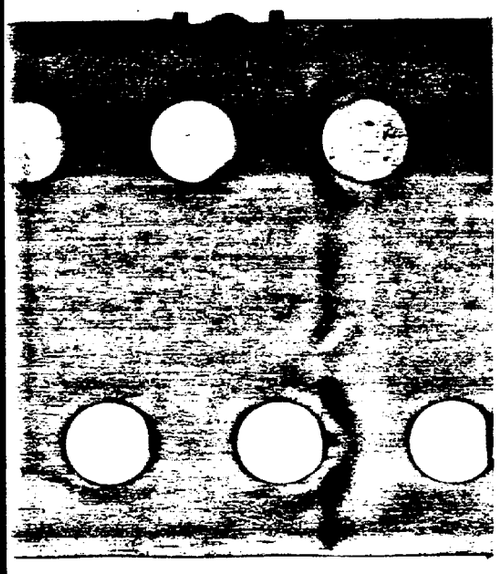
FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

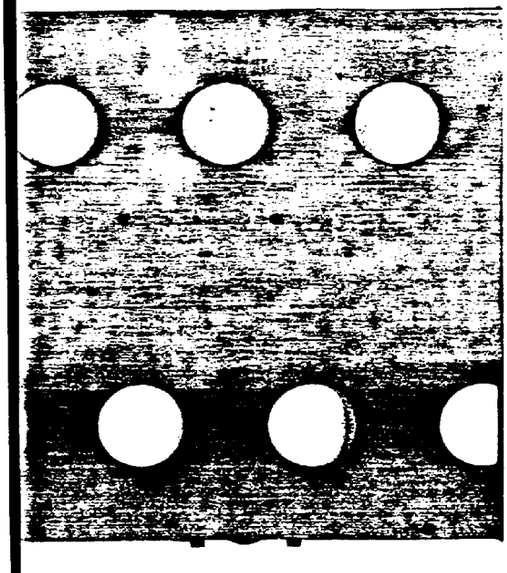
3 4 8 6 7.

IDENTIFICATION REFERENCE

MAY 31 9 38 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN





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 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 74000.00
				CON TX 207.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 213.70
				CHECK 213.70
05/31/88	01			09:38 0001 2265

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3486.7

IDENTIFI REFERENCE

Mar 31 9 38 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96400