FILE BOX 38 FILE #7037

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7605 PAGE 149

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY P. LYNN (NAME)	SEARS MORTGAGE CORPORATION (NAME)	MAP 104-5
3606 Central Avenue (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway (STREET ADDRESS)	PARCEL 288
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Lincolnshire, Illinois 60069 (CITY) (STATE) (ZIP)	FB #26W1500

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, OVERTON LEA, JR., married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY P. LYNN, a single person

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 Lot No. 252 on the Plan of Richland Realty Co's Second Subdivision Division "B", as of record in Plat Book 332, page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Overton Lea, Jr. and wife, Jacquelyn J. Lea, by deed from Hideo Fujitani and wife, Misae Fujitani, of record in Book 5254, page 498, said Register's Office. Overton Lea, Jr. and Jacquelyn J. Lea have since been divorced. Jacquelyn J. Lea has subsequently conveyed her interest in said property to Overton Lea, Jr. by Quitclaim Deed of record in Book 5782, page 989, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 332, page 92, said Register's Office.

Linda G. Lea, spouse of Overton Lea, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Overton Lea, Jr.

5 1 2 6 4.

IDENTIFICATION REFERENCE

JUL 21 8 16 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

9306 07/21 0101 03CHECK 402.50

unimproved ( )
This is improved(XX) property, known as 3606 Central Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, 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 July, 1988

Overton Lea Jr.
OVERTON LEA, JR.

Linda G Lea
LINDA G. LEA

BOOK 7605 PAGE 150

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Overton Lea, Jr. and wife, Linda G. Lea

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of July, 1988.

My commission expires 5/13/89 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the *maker* or a constituent 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 1988.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

Notary Public

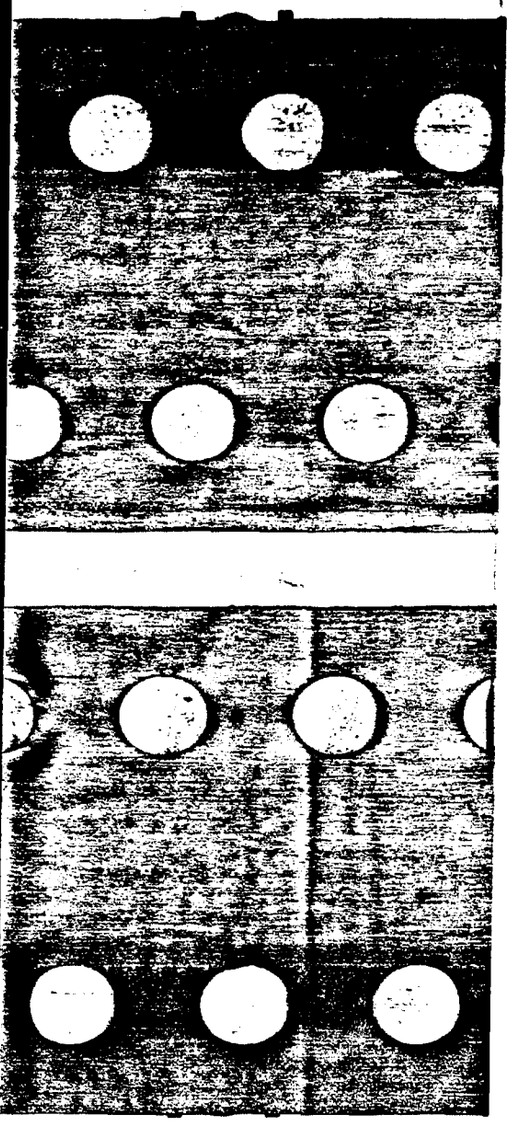
WARRANTY DEED

FROM OVERTON LEA, JR., married

TO MARY [illegible] person

Record 1st

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7605 PAGE 151

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
				120000.00
				CON TX 396.00
				PRFEE 0.50
				MDEED 6.00
				TOTAL 402.50
				CHECK 402.50
07/21/88		01		08:17 0001 9306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51264

IDENTIFICATION REFERENCE

JUL 21 8 16 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 115097