BOOK 7623 PAGE 424

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,892.82

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6Th DAY OF July, 19 88

Notary Public

MY COMMISSION EXPIRES: 11-18-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
DIX Inc. (NAME)	Sears Mortgage Corporation (NAME)	Map 96-15
3210 Jonesboro Road (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway (STREET ADDRESS)	Parcel 60
Nashville TN 37214 (CITY) (STATE) (P.O. ZIP)	Lincolnshire, ILL 60069 (CITY) (STATE) (ZIP)	03DZ 61354

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, Robert Albert and wife, Sandra Albert,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DIX Inc.

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:

BEING Lot No. 65 on the Plan of Hickory Bend, Section 3, of record in Plat Book 3600, page 42 and amended in Book 3952, page 744, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert Albert and wife, Sandra Albert, by deed from Henry L. Browning and wife, Faye S. Browning, of record in Book 7279, page 784, Register's Office for Davidson County, Tennessee.

Conveyance is made subject to a first deed of trust executed by Robert Albert and wife, Sandra Albert, to Arnold M. Weiss, Trustee, of record in Book 7279, page 787, said Register's Office securing Sears Mortgage Corporation the oringinal principal sum of $72,250.00.

All sums of money held in escrow by Sears Mortgage Corporation or assigns in connection with said loan and property, including insurance coverage policy now in force, is transferred to buyer.

unimproved ( )
This is improved (XX) property, known as 3210 (House Number) Jonesboro Drive (Street) Nashville, TN 37211 (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 hand s this 6Th day of July, 19 88

Robert C. Albert
ROBERT ALBERT

Sandra C Albert
SANDRA ALBERT

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, James A Carney, a Notary Public in and for said County and State, the within named Robert Albert and wife, Sandra Albert,

the bargainor s, 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 6Th day of July, 19 86.

Commission Expires 11-10-91

James A Carney, Notary Public

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

ROBERT ALBERT, et ux

TO

5649 08:10 3101 03CHECK 250.37

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

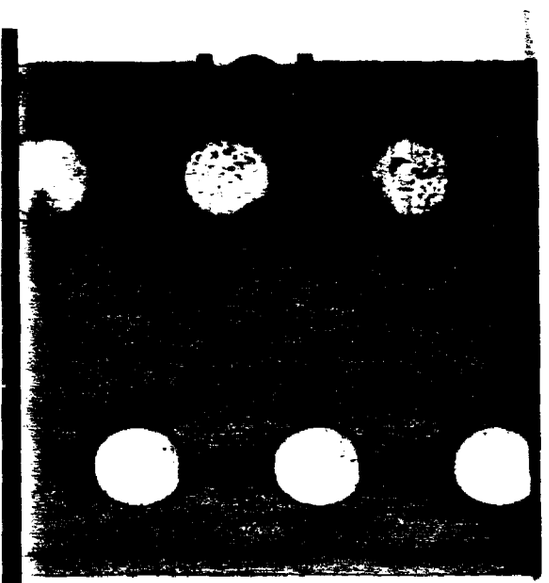
57502

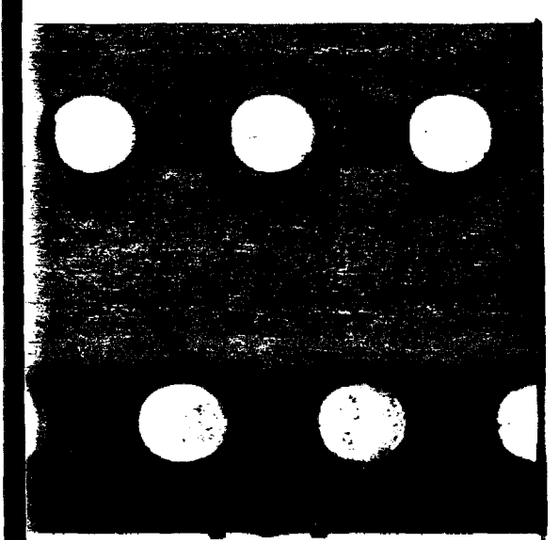
IDENTIFICATION REFERENCE

AUG 10 1 16 PM '88

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TENN.

$ 15.00





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 73892.82
CON TX 243.87
PRFEE 0.50
MDEED 6.00
TOTAL 250.37
CHECK 250.37

08/10/88 01 13:17 0001 5649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57502

IDENTIFT REFERENCE

AUG 10 1 16 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122217