file box 8/jcb

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

ADDRESS NEW OWNER:
Deborah K. Kerr
5821 Beauregard Drive
Nashville, TN 37215

MORTGAGEE:
Sears Mortgage Corporation
300 Knightsbridge Parkway
Suite 500
Lincolnshire, IL 60069

MAP-PARCEL NUMBERS:
MAP 145-9
PARCEL 32
FH 20667

WARRANTY DEED

BOOK 7697 PAGE 576

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, Mancil Charles Ezell and wife, Suzanne D. Ezell

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Deborah K. Kerr, unmarried,

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. 47 on the plan of Tyne Valley Estates, Section 3, of record in Book 3500, page 9, Register's Office for said County.

SAID Lot No. 47 fronts 155.2 feet on the broken southerly margin of Beauregard Drive and extends back 367.0 feet on the easterly line and 458.21 feet on the westerly line to a dead line in the rear, measuring 255.0 feet thereon.

BEING the same property conveyed to Mancil Charles Ezell and wife, Suzanne D. Ezell by deed from Charles A. Martin, Jr., and wife, Virginia T. Martin of record in Book 4927, page 680, 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 Mancil Charles Ezell by Suzanne D. Ezell as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

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

This is (~~xx~~)improved property, known as 5821 Beauregard Drive, Nashville, TN 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 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 3rd day of November, 1988.

Mancil Charles Ezell
BY: Suzanne D. Ezell, Atty. in Fact

Suzanne D. Ezell

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3rd day of November, 1988, before me personally appeared Suzanne D. Ezell, 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 she executed the same as her free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7697 PAGE 577

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 $ 185,000.00.

Deborah K. Kerr
Affiant

Subscribed and sworn to before me, this the 3rd **day of** November, **19**88.

My Commission Expires: 9-26-92 _____
Notary Public

ROY WILKINS JR. 3 NOTARY PUBLIC AT LARGE

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 Suzanne D. Ezell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Mancil Charles Ezell as his Attorney in Fact as the free act and deed of the within named Mancil Charles Ezell.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of November, 1988.

_____
NOTARY PUBLIC

WILKINS JR. 3 NOTARY PUBLIC AT LARGE

My commission expires: 9-26-92

WARRANTY DEED

from:

MANCIL CHARLES EZELL AND WIFE, SUZANNE D. EZELL

to:

DEBORAH K. KERR

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

TN-27999

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7697 PAGE 578

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.

Suzanne W. Cagle
Affiant

Sworn to and subscribed before me this 3rd day of November, 19 88.

5018 11/07 0101 03CHECK 620.00

Notary Public

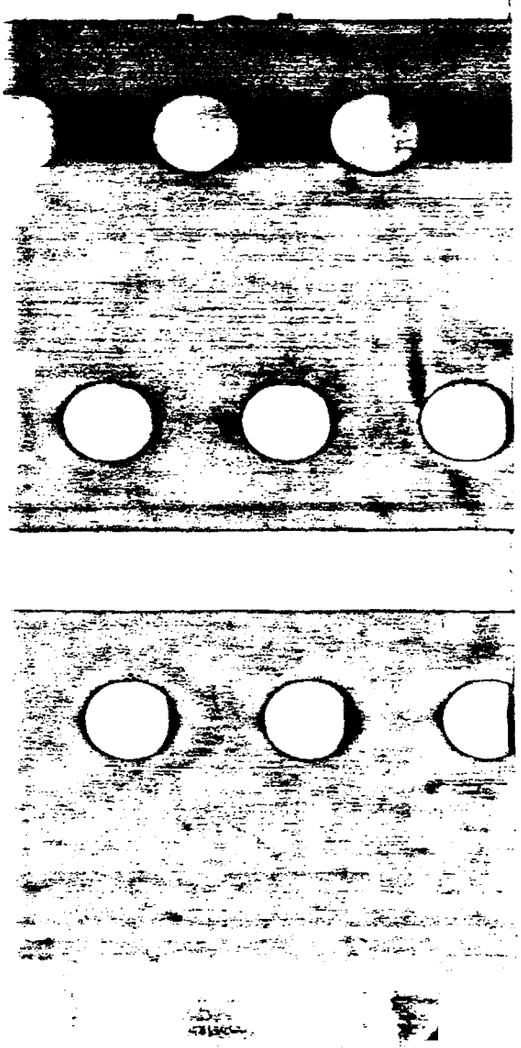
My Commission Expires: 9-26-92

NOTARY PUBLIC AT LARGE TENNESSEE

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
NOV 7 10 08 AM '88
REGISTER

IDENTIFICATION REFERENCE

8.3187.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7697 PAGE 579

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 185000.00
				CON TX 610.50
				PRFEE 0.50
				WDEED 9.00
				TOTAL 620.00
				CHECK 620.00
11/07/88	01			10:09 0001 5018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.31187.

IDENTIFICATION REFERENCE

Nov 7 10 06 AM '88

FELIX Z WILSON II REGISTER DAVIDSON COUNTY TN

No. 151612