WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 7762 PAGE 822

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HELEN E. WINSETT	SEARS MORTGAGE CORPORATION	MAP 116-13-C
(NAME)	(NAME)	
105 Leake Avenue	300 Knightsbridge Parkway	PARCEL 34.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Lincolnshire, Illinois 60069	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, DOLLY FISCHER CRABTREE, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HELEN E. WINSETT, a single person and JOSEPH B. LEDBETTER, JR., a married 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 Unit No. 34, together with Parking Space No. 1 on the Plan of Belle Meade Tower of record in Plat Book 4175, page 159, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Belle Meade Tower, a horizontal property regime established by Master Deed of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950 and Book 5046, page 828, said Register's Office.

Being the same property conveyed to Dolly Fischer Crabtree by deed from Evans-Cain Company, a partnership composed of Ross Evans, Jr. and John E. Cain III of record in Book 4832, page 109, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions, Restrictions contained in the Master Deed and By-Laws for Belle Meade Tower of record in Book 4469, page 530, corrected in Book 4494, page 489, amended in Book 4631, pages 407 and 410, Book 4851, page 950 and Book 5046, page 828; (3) Easements of record in Book 3839, page 983, Book 1207, page 547, Book 3183, page 201, Book 4355, page 696 and in Book 6701, page 203; and (4) All matters appearing on the Plan of record in Plat Book 4175, page 159, said Register's Office.

Bruce I. Crabtree, Jr., spouse of Dolly Fischer Crabtree, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Dolly Fischer Crabtree.

unimproved ( )
This is improved (XX) property, known as 105 Leake 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 27th day of January, 1989

Dolly Fischer Crabtree
DOLLY FISCHER CRABTREE

Bruce I. Crabtree, Jr.
BRUCE I. CRABTREE, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOLLY FISCHER CRABTREE and husband, BRUCE I. CRABTREE, SR.

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 27th day of January, 1989.

My commission expires 5/13/89 Notary Public Catherine C. Hendrix

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 _____

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
89 FEB 1 AM 8 10

IDENTIFICATION REFERENCE

05561

STATE OF TENNESSEE
COUNTY OF DAVIDSON

3129 02/01 0101 03CHECK 197.90

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

Helen E. Winsett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 1989.

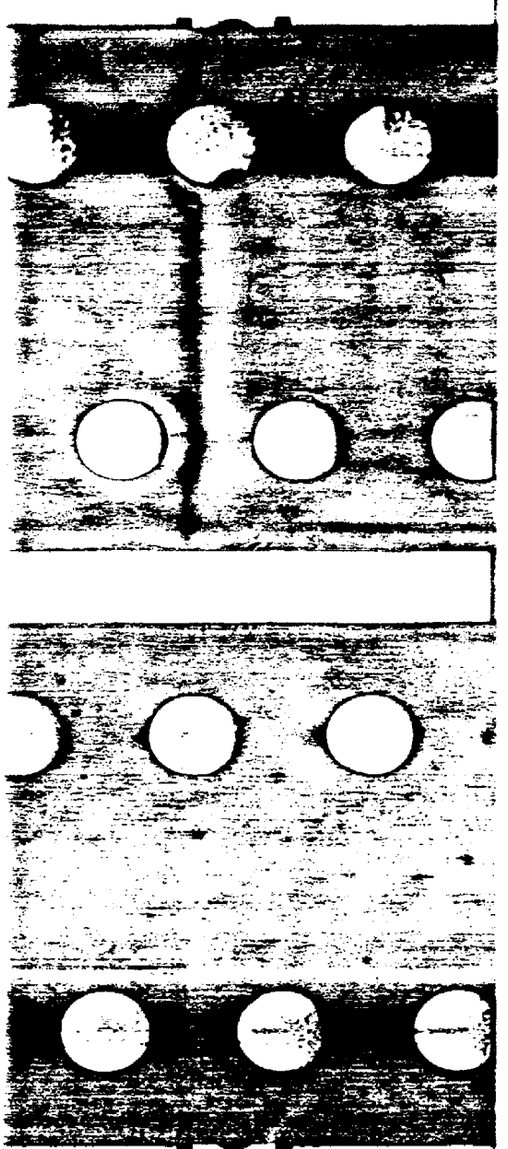
MY COMMISSION EXPIRES 5/13/89 (AFFIX SEAL) Catherine C. Hendrix
Notary Public

WARRANTY DEED

FROM DOLLY FISCHER CRABTREE and husband, BRUCE I. CRABTREE, JR.

TO HELEN E. WINSETT, a single person and JOSEPH B. LEDBETTER, JR., a married person

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 7762 PAGE 824

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 58000.00
				CON TX 191.40
				PRFEE 0.50
				MDEED 6.00
				TOTAL 197.90
				CHECK 197.90
			02/01/89 01	08:19 0001 3129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05561

IDENTIFICATION REFERENCE

Feb 1 8 19 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177652