FILE IN BOX #4
#89-1-19

BOOK 7763 PAGE 431

This instrument prepared by:
David T. Hooper
ALAGIA, DAY, MARSHALL, MINTMIRE & CHAUVIN
1810 One Nashville Place
150 Fourth Avenue North
P.O. Box 2509
Nashville, Tennessee 37219

Address of New Owner(s):	Send tax bills to:	Map-Parcel No.:
David Alexander Fardon and wife, Terry N. Fardon 918 Russell Street Nashville, Tennessee 37206	SEARS MORTGAGE CORPORATION 300 Knightsbridge Parkway Lincolnshire, IL 60069	Map 82-16 Parcel 154 18W 03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twelve Thousand Five Hundred Dollars ($112,500.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **DONALD P. KOBIELUSH, BURT L.A. LARSSON, SIDNEY L. HOOPER and DAVID T. HOOPER, as tenants in common,** (hereinafter collectively the "Grantors") have this day bargained and sold, and do hereby transfer and convey to **DAVID ALEXANDER FARDON and wife, TERRY N. FARDON** (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Being Lot No. 53 in Barrow's Addition to Edgefield, now East Nashville, said Barrow's Addition is recorded in Plan Book No. 1, page 13, of the Chancery Court at Nashville, Tennessee. Said Lot No. 53 fronts 50 feet on the South side of Russell Street and runs back, between parallel lines, 170 feet to an alley.
>
> Being the same property to Donald P. Kobielush and Burt L.A. Larsson by deed from Steven C. Cavnar, unmarried, of record at Book 7102, page 479, and quitclaim to Donald P. Kobielush, Burt L.A. Larsson, Sidney L. Hooper and David T. Hooper, as tenants in common, of record at Book 7678, page 218, Register's Office for Davidson County, Tennessee.

This is improved property in Nashville, Davidson County, Tennessee, known as 918 Russell Street.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to

the said Grantees and their heirs, successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

The Grantors, **BURT L.A. LARSSON and DAVID T. HOOPER**, as married persons and citizens of Tennessee, are joined in this conveyance by their respective wives: **LISA LARSSON and CHRIS R. HOOPER.** The Grantor, **DONALD P. KOBIELUSH**, is an unmarried person. The Grantor, **SIDNEY L. HOOPER**, is not a citizen of Tennessee.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 30th day of January, 1989.

Donald P. Kobielush
DONALD P. KOBIELUSH

Sidney L. Hooper By Donald P. Kobielush
SIDNEY L. HOOPER

Burt L.A. Larsson
BURT L.A. LARSSON

David T. Hooper
DAVID T. HOOPER

Lisa Larsson By Donald P. Kobielush
LISA LARSSON

Chris R. Hooper By Donald P. Kobielush
CHRIS R. HOOPER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Peter Weiss, a Notary Public in and for the aforesaid County and State, the within named BURT L.A. LARSSON, DONALD P. KOBIELUSH and DAVID T. HOOPER, the bargainors, with whom I am personally acquainted, who acknowledged that they and each of them executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 1988.

NOTARY PUBLIC

My commission expires: 11/10/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, PETER WEISS, a Notary Public in and for the aforesaid County and State, personally appeared DONALD P. KOBIELUSH, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the attorney in fact of the aforementioned Grantors, SIDNEY L. HOOPER and CHRIS R. HOOPER and Lisa Larsson, respectively, and that he as such attorney in fact being authorized to do, executed the foregoing instrument for the purposes therein contained by signing for those aforementioned Grantors as their attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 30th day of January, 1989.

NOTARY PUBLIC

My commission expires: 11/10/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $112,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 30th DAY OF January, 1989.

NOTARY PUBLIC

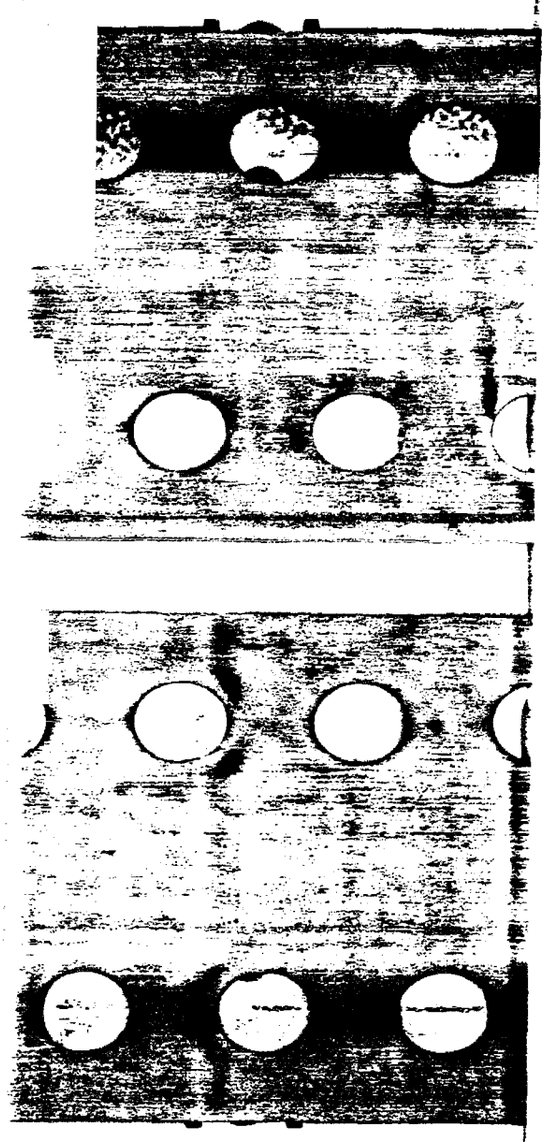
My commission expires: 11/10/91

/636

FEB 1 12 28 PM '89
FELIX P. WILSON REGISTER
DAVIDSON COUNTY, TN
7388 02/01 0101 03CHECK
380.75

IDENTIFICATION

05 7 9 7



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

RECEIVED OF _____

FOR _____

BOOK 7763 PAGE 434

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 112500.00
CON TX 371.25
PRFEE 0.50
WDEED 9.00
TOTAL 380.75
CHECK 380.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/89 01 12:30 0001 3388

05797

IDENTIFICATION REFERENCE

FEB 1 12 29 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177904