BOOK 77 444

FILE IN BOX #4
FORM NO. WD-1
#89-1-23

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1989.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTY., Suite 500, One Church Street Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
LAMBRET LAMAR CROSS (NAME)	SEARS MORTGAGE CORPORATION (NAME)	MAP 83-7
307 Tillman Lane (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway (STREET ADDRESS)	PARCEL 70
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Lincolnshire, IL 60069 (CITY) (STATE) (ZIP)	FB#: 27W-16495

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~~ I, VAN H. PHILLIPS, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LAMBRET LAMAR CROSS and wife, PAMELA RENE CROSS, as tenants by the entirety,

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:

LAND in Davidson County, Tennessee, being the westerly 90 feet of the easterly 164.5 feet of Lots Nos. 35, 36 and 37 on the Map of the Subdivision of Robert E. Powers' Lands, as of record in Book 421, Page 56, Register's Office for said County.

SAID parts of said Lots front 90 feet on the North side of Tillman Avenue and runs northerly 95 feet, more or less, to a point on the westerly line of Lot No. 36; thence, 12 feet easterly to a point; thence, northerly 75 feet, more or less, to a point on the northerly line of Lot No. 37; thence, 78 feet easterly to a point at the Northeast corner of said Lot No. 37; thence, southerly 169 feet, more or less, to a point on the northerly margin of Tillman Avenue.

BEING the same property conveyed to Van H. Phillips, unmarried, by Quitclaim Deed from Ted A. Burkhalter, Trustee, of record in Book 7763, Page 442, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 307 Tillman Lane, Nashville, TN 37206
(House Number) (Street) (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 my hand this 31st day of January, 19 89

Van H. Phillips

VAN H. PHILLIPS

STATE OF TENNESSEE
Davidson County

BOOK 7763 PAGE 445

Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named VAN H. PHILLIPS, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 19 89.

Peter Weiss
Notary Public

Commission Expires November 10, 1991

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 _____

3392 02/01 0101 03CHECK 196.25

WARRANTY DEED

FROM
VAN H. PHILLIPS, unmarried

TO
LAMBRET LAMAR CROSS and wife,
[illegible] RENE CROSS

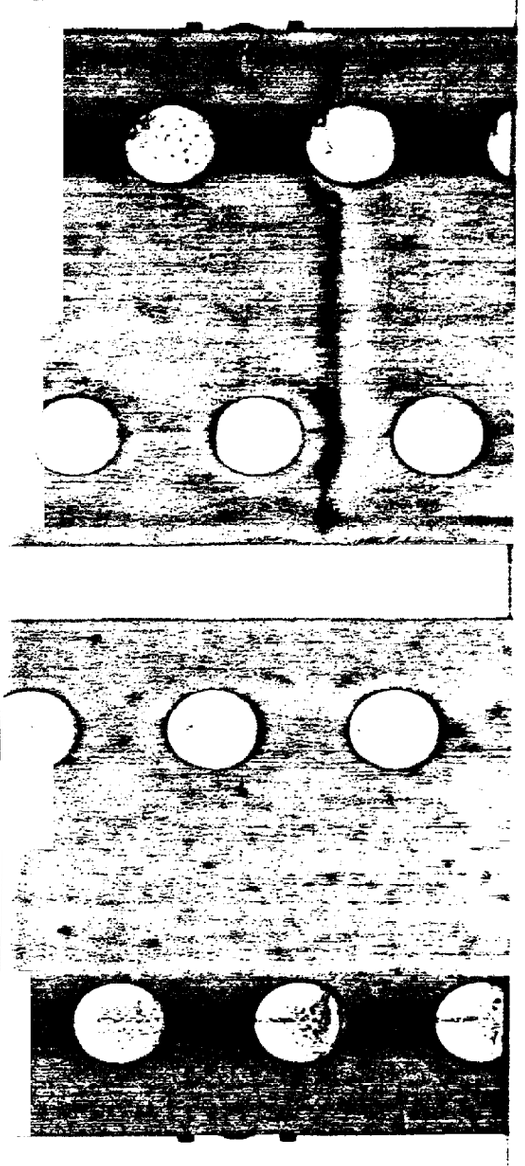
FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

05801

IDENTIFICATION REFERENCE

FEB 1 12 31 PM '89

FELIX Z. LSONTI REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7763 PAGE 446

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 57500.00
CON TX 189.75
PRFEE 0.50
WDEED 6.00
TOTAL 196.25
CHECK 196.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/89 01 12:32 0001 3392

05801

IDENTIFICATION REFERENCE

Feb 1 12 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177908