THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Richard H. Smith	Sears Mortgage Corporation	104-09-0
3619 Central Avenue	2500 Lake Cook Road	08100
Nashville, TN 37205	Riverwoods, IL 60015	26W01830

WARRANTY DEED BOOK 7862 PAGE 677

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, Perry Allan Craft and wife, Lisa T. Craft hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Richard H. Smith and wife, Bonita Ann Pilon 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. 142 and the easterly 7 feet of Lot No. 144 on the plan of Richland Realty Company's Second Subdivision "B", of record in Book 332, page 92, Register's Office for said County.

SAID property adjoin and fronts together 57 feet on the southeasterly margin of Central Avenue and extends back between parallel lines 192.5 feet to an alley.

BEING the same property conveyed to Perry Allan Craft etux, Lisa T. Craft by deed from C. L. Harrison, an unmarried person of record in Book 5901, page 329, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any easements or encumbrances of record.

40364

IDENTIFICATION REFERENCE

JUN 12 11 38 AM '89

4023 06/12 0101 03CHECK 590.60

This is (an) improved property, known as 3619 Central Avenue, Nashville, TN 37205.

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 9th day of June, 1989.

Lisa T. Craft

Perry Allan Craft

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of June, 1989, before me personally appeared Perry Allan Craft and wife, Lisa T. Craft, 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 he/she executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

DEEDADEN BY:

STATE OF TENNESSEE
COUNTY OF _____

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___.

BOOK 7862 PAGE 678

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Richard H. Smith
Affiant

Subscribed and sworn to before me, this the 9th day of June, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

WILKINS NOTARY PUBLIC STATE OF TENNESSEE LARGE

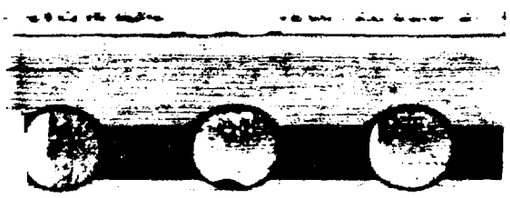
WARRANTY DEED

from:
Perry Allan Craft and wife, Lisa T. Craft

to:
Richard H. Smith and wife, Bonita Ann Pilon

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28461



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7862 PAGE 679

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

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

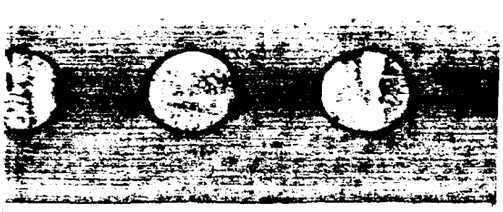
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 177000.00
CON TX 584.10
PRFEE 0.50
WDEED 6.00
TOTAL 590.60
CHECK 590.60

06/12/89 01 11:39 0001 4023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



40364

IDENTIFICATION REFERENCE

JUN 12 11 38 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 213364