PAGE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June 1989

Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joseph J. Lozeau, Jr. (NAME)	Sears Mortgage Corporation (NAME)	MAP 163-11-0C
809 Beazer Lane (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway (STREET ADDRESS)	59C0
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Lincolnshire, IL 60069 (CITY) (STATE) (ZIP)	02DU70781

FOR AND 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, Randall Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph J. Lozeau, Jr. and wife, Linda A. Lozeau

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:

BEING Lot No. 59 on the Revised Plan of Bell Forge Village III, Section Five, of record in Plat Book 6900, page 632, and amended in Book 7524, page 552, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from Bell Forge Associates, a Tennessee joint venture, of record in Book 7224, page 272, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6040, Page 538; Book 6651, page 207; Book 7461, page 530; Book 7464, page 967; Book 7508, page 659, Register's Office for said County.

This conveyance is subject to Sewer Easements, of record in Book 7026, page 922, and Book 6859, page 672, said Register's Office.

This conveyance is subject to an Annexation to Properties, of record in Book 6350, page 858, said Register's Office.

This conveyance is subject to an Agreement for Use of Dumpster, of record in Book 7224, page 195, said Register's Office.

This conveyance is subject to an Easement Agreement, of record in Book 7224, page 246, said Register's Office.

8893 06/27 0101 03CHECK 332.87

This is unimproved ( ) improved (XX) property, known as 809 Beazer Lane, Antioch, TN 37013
(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 heir 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 covey 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 26th day of June, 1989

Randall Phillips Builders, Inc.

By: Jackie Shires, Vice Pres.

Jackie Shires, Vice President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____ (or proved to me on the basis of satisfactory evidence)

the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jackie Shires and _____ with whom I am personally acquainted/and who her ~~XX~~ oath herself ~~XXXXX~~ (or proved to me on the basis of satisfactory evidence) upon (their several oaths) acknowledged (~~themselves~~) to be the Vice President and _____ respectively of the Randall Phillips Builders, Inc. the within named bargainor, and corporation, and that she ~~XX~~ (~~they~~) as such Vice President ~~XXXXX~~ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jackie Shires as such Vice-President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 26th day of June 19 89

My commission expires 9/9/89

Patricia Nichols
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

Randall Phillips Builders, Inc.

TO

Joseph J. Lozeau, Jr.
Linda A. Lozeau

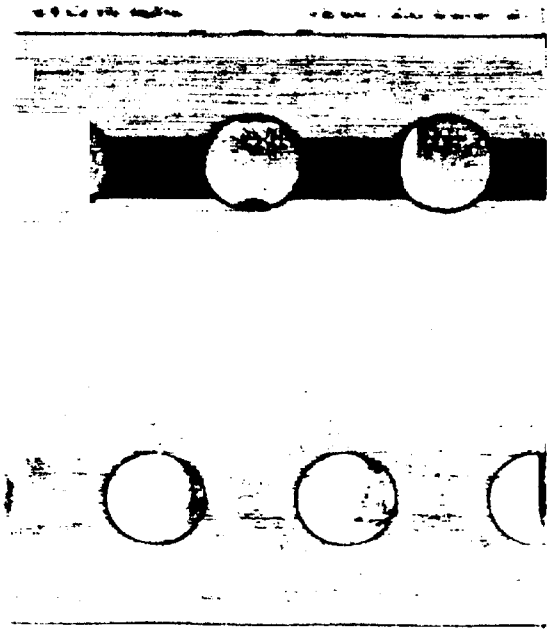
RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

44328

RECEIVED FOR RECORD
Jun 27 9 32 AM '89



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

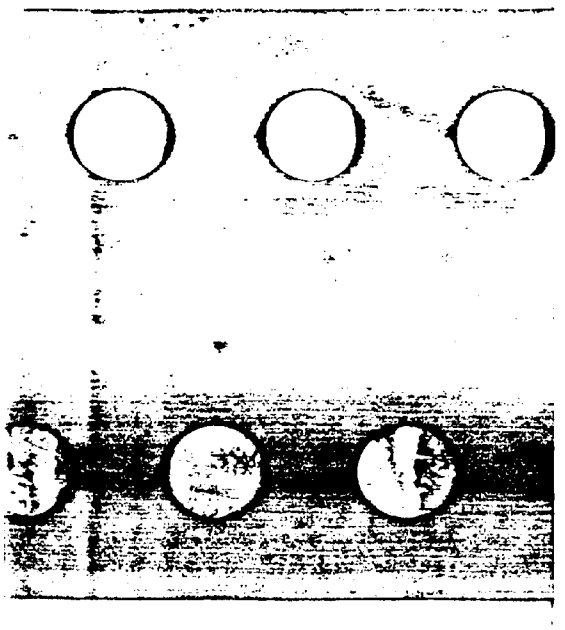
FOR _____

BOOK 7874 PAGE 185

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 98900.00
				CON TX 326.37
				PRFEE 0.50
				WDEED 6.00
				TOTAL 332.87
				CHECK 332.87

06/27/89 01 09:35 0001 8893



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44328

IDENTIFICATION REFERENCE

JUN 27 9 32 AM '89

FELIX Z WILSON, II REGISTER
DAVIDSON COUNTY

No. 223180