FILE BOX 38 FILE #9014

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 7942 PAGE 966

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HELEN BURRUS (NAME)	SEARS MORTGAGE CORPORATION (NAME)	MAP 130-5
110 Gilman Avenue (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	PARCEL 56
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	FB #7DZ32750

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, LEE HOWARD GROITZSCH, unmarried, WILLIAM MICHAEL PORTER, married, and JOHN BRENT KING, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HELEN BURRUS, unmarried, BYRON F. BURRUS and wife, FLORENCE T. BURRUS, as joint tenants with the right of survivorship, and not as tenants in common.

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 Lot No. 5 Block "H" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2, as of record in Plat Book 1130, pages 71 and 72, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lee Howard Groitzsch and William Michael Porter, and John Brent King by deed from Rosalyn Sherman, a widow of record in Book 6924, page 722, said Register's Office.

This conveyance is made subject to: (1) 1989 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 1130, pages 71 and 72, said Register's Office.

Doris Jean King, spouse of John Brent King, and Marla Elizabeth Porter, spouse of William Michael Porter, join in the execution of this instrument for the purpose of conveying any interest they may have in the subject property by virtue of their marriages to the said John Brent King and William Michael Porter.

67824

IDENTIFICATION REFERENCE

SEP 21 8 44 AM '89

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

6687 09/21 0101 03CHECK 417.85

unimproved ( )
This is improved (XX) property, known as 110 - 112 Gilman 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 20th day of September, 1989

LEE HOWARD GROITZSCH

JOHN BRENT KING

WILLIAM MICHAEL PORTER
By: Lee Howard Groitzsch, Attorney in fact for the said William Michael Porter by Power of Attorney recorded simultaneously

DORIS JEAN KING

MARLA ELIZABETH PORTER
By: Lee Howard Groitzsch
Attorney in Fact for the said Marla Elizabeth Porter by Power of Attorn

BOOK 7942 PAGE 967

STATE OF TENNESSEE,
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE HOWARD GROITZSCH, unmarried with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of September, 19 89.

My commission expires 3/27/93 Notary Public Catherine C. Hershey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN BRENT KING and wife, DORIS JEAN KING, 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 20th day of September, 1989.

My Commission Expires: 3/27/93 Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE HOWARD GROITZSCH, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact of WILLIAM MICHAEL PORTER and wife, MARLA ELIZABETH PORTER, the makers, and is authorized by the makers to execute this instrument on behalf of the makers.

Witness my hand, at Office, this 20th day of September, 1989.

My Commission Expires: 3/27/93 Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 19 89

MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

LEE HOWARD GROITZSCH, unmarried, WILLIAM MICHAEL PORTER, married, and JOHN BRENT KING, married

TO

HELEN BURRUS, unmarried, and BYRON F. BURRUS and wife, FLORENCE T. BURRUS

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 7942 PAGE 968

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 124500.00
CON TX 410.85
PRFEE 1.00
MDEED 6.00
TOTAL 417.85
CHECK 417.85

09/21/89 01 08:46 0001 6687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7. 8. 2 4.
IDENTIFICATION REFERENCE
SEP 21 8 44 AM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 250657