BOOK 7979 PAGE 672 BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 19 89

Notary Public

MY COMMISSION EXPIRES: November 21, 1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leigh S. Felzien (NAME)	Sears Mortgage Corporation (NAME)	Map 149-2B
550 Strand Fleet Drive (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 155
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	

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, Roger W. Dixon, married and wife, Sandra Dixon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leigh S. Felzien and Mary Jo Sanders, both married persons

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 Lot 190 B on the Plan of Zone Lot Division Lots 187 through 191 and 193 thru 195 Piccadilly Square, Phase II of record in Book 6900, page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Roger W. Dixon by Quitclaim Deed from DAD PARTNERS, a Tennessee General Partnership composed of Roger W. Dixon, Terry Atwood and David Dodd of record in Book 7939, page 696, Register's Office for Davidson County, Tennessee.

And I, Sandra Dixon, wife of the within Roger W. Dixon, join in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which I may have in said property by virtue of my marriage or otherwise.

80503 IDENTIF. REFERENCE Nov 8 2 59 PM FELIX Z. WILSON REGISTER DAVIDSON COUNTY TENN.

2567 11/08 0101 03CHECK 180.25

This is improved ( ) unimproved ( ) property, known as 550 Strand Fleet, Antioch, TN 37013
(House Number) Drive (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 his hand this 6th day of November, 19 89

Roger W. Dixon

Sandra Dixon

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named Roger W. Dixon, married and wife, Sandra Dixon

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of November 1989.

Commission expires November 21, 1992

Lee E. Cranford
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

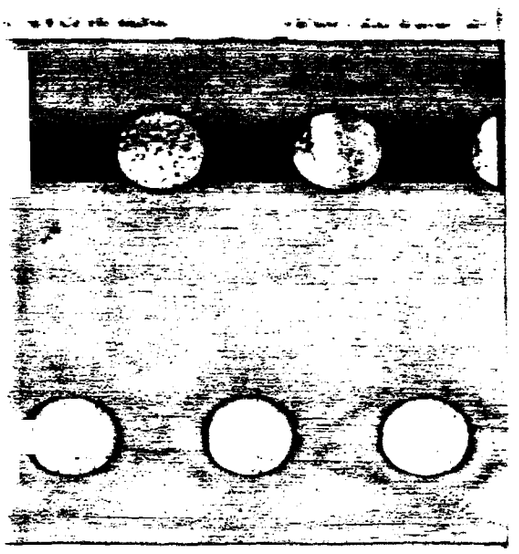
_____
Notary Public

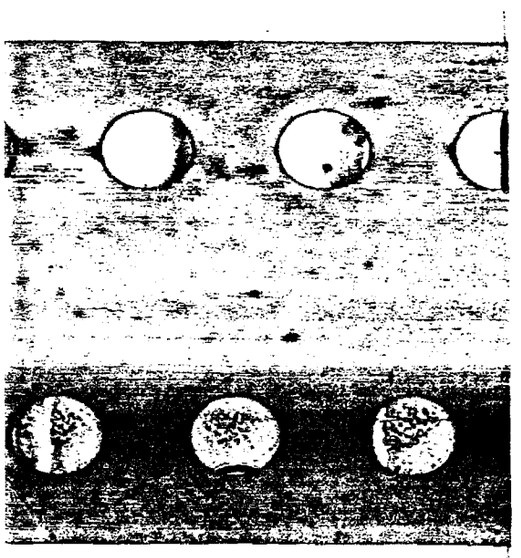
WARRANTY DEED

FROM
Roger W. Dixon, married

TO
Leigh S. Felzien and Mary Jo Sanders, both married persons

Compliments of
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219
Phone (615) 259-2290





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC - 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	52500.00
CON TX	173.25
PRFEE	1.00
MDEED	6.00
TOTAL	180.25
CHECK	180.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/08/89 01 14:59 0001 2567

80503

IDENTIF. TREFERENCE

Nov 8 2 59 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265430