BOOK 8007 PAGE 751

THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00260818
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert S. Duke (NAME)	Sears Mortgage Corporation (NAME)	MAP 155-8C
6512 Chessington Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 990 (STREET ADDRESS)	PARCEL 13
Nashville, TN 37221 (CITY) (STATE) (ZIP)	riverwoods, illinois 60015 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ ----------$10.00---------- Dollars,

Cash in hand paid by Robert S. Duke and wife, Tawnya L. Duke and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

The John W. Barton Company, a general partnership

have this day bargained and sold, and do hereby transfer and convey unto the said Robert S. Duke and wife, Tawnya L. Duke

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the Lot No. 13 on the Plan of Poplar Creek Estates, Phase 2, recorded in Book 6900, page 339, et seq., in the Register's Office for said County.

Being part of the same property conveyed to The John W. Barton Company, by deed from Nashville Properties Partnership, a Florida general partnership, of record in Book 7293, page 40, Register's Office of Davidson County, Tennessee.

9028.7.

IDENTIFICATION REFERENCE

DEC 19 12 37 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 175,000.00

Subscribed and sworn to before me this the 15th day of December 1989

Affiant

My commission expires: 1-23-93 (Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 6512 Chessington Drive, Nashville, Tennessee 37221 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 15th day of December, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The John W. Barton Company, a general partnership

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Robert M. Riley and John W. Barton, Jr., *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* themself to be partners of the John W. Barton Company partnership, *the within named bargainor, a* ~~corporation~~, *and that* they as such partners, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the* ~~corporation~~ partnership *by* themself as partners.

Witness my hand and seal at office in Nashville, Tennessee, *this* 15th *day of* December, *19*89.

_____ *Notary Public*

Commission expires 1/23/93

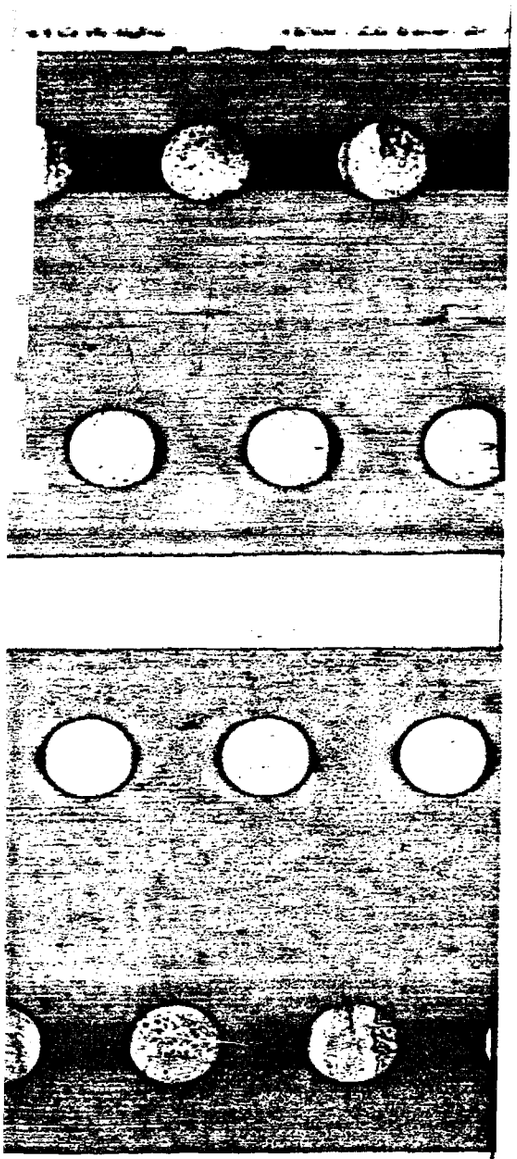
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

05454



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
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
				MAMT 125000.00
				CON TX 412.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 419.50
				CHECK 419.50
12/19/89	01			12:38 0001 5990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.02.87.

IDENTIFI REFERENCE

DEC 19 12 38 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277139