THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 8077 PAGE 507

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRIAN M. DONOVAN	SEARS MORTGAGE CORPORATION	MAP 131-4
(NAME)	(NAME)	
1121 Glenwood Avenue	2500 Lake Cook Road	PARCEL 200
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37204	Riverwoods, Illinois 60015	16DA 38928
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY NINE THOUSAND AND 00/100---------- *Dollars.*

ELROY D. KAHANEK and wife, JOYCE A. KAHANEK

have this day bargained and sold, and do hereby transfer and convey unto the said BRIAN M. DONOVAN and wife, SHERRIE K. DONOVAN

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

BEING Lot No. 51 on the Plan of M. N. Young's Parkview Subdivision, as of record in Book 547, page 173, Register's Office for Davidson County, Tennessee.

SAID Lot No. 51 fronts 100.0 feet on the southerly side of Glenwood Avenue and runs back between lines, 164.5 feet on the westerly line and 167.0 feet on the easterly line, to a dead line in the rear on which it measures 100.0 feet.

BEING the same property conveyed to Elroy D. Kahanek and wife, Joyce A. Kahanek by deed from James LeRoy Craddock and Julia G. Craddock, of record in Book 5503, page 994, Register's Office for Davidson County, Tennessee.

15083

IDENTIF. REFERENCE

APR 2 9 22 AM '90

DAVIDSON COUNTY Tn.

6744 04/02 0101 03CHECK 493.70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 149,000.00

Subscribed and sworn to before me this the 30th *day of* March *19* 90

My commission expires January 23, 1994 *(Affix Seal)*

Affiant

Notary Public

This is improved ( ) unimproved (X) property, known as 1121 Glenwood Avenue, Nashville, Tennessee 37204
(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 30th *day of* March *19* 90 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ELROY D. KAHANEK

JOYCE A. KAHANEK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* ELROY D. KAHANEK and wife, JOYCE A. KAHANEK

the within named 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* 30th *day of* March *19* 90.

Mitchell A. Watts *Notary Public*

Commission expires January 23, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

ELROY D. KAHANEK and wife, JOYCE A. KAHANEK

TO

BRIAN M. DONOVAN and wife, SHERRIE K. DONOVAN

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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 149000.00
CON TX 491.70
PRFEE 1.00
MDEED 6.00
TOTAL 498.70
CHECK BANK 498.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

04/02/90 01 09:23 0001 6744

115 0 8 3

IDENTIFICATION REFERENCE

APR 2 9 22 AM '90

DAVIDSON COUNTY TN.

No. 305912