This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, Illinois 60015

NAME OF MORTGAGEE:
Sears Mortgage Corporation

ADDRESS NEW OWNERS:
Michael R. Freeman and Judith A. Freeman
417 Cedarmont Drive
Nashville, Tennessee 37211

MAP 162-13, GROUP ___, PARCEL 115

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY FOUR THOUSAND NINE HUNDRED ($74,900.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, MARC MICHAELSON AND WIFE, TERESA LYNN MICHAELSON, have this day bargained and sold and do hereby transfer and convey unto MICHAEL R. FREEMAN AND WIFE, JUDITH A. FREEMAN, their heirs and assigns, the following described property:

The following described tract or parcel of land, lying and being situated in Davidson County, Tennessee, and BEING Lot No. 59 on the Plan of Monte Carlo Estates, Section Two-A, of record in Book 4955, page 45, Register's Office of Davidson County, Tennessee:

Said Lot No. 59 fronts 100.00 feet on the northern margin of Cedarmont Drive and extends back between unparallel lines, the northerly boundary line measuring 163.35 feet thereon and the southerly boundary line measuring 149.87 feet thereon, to the rear line which measures 69.66 feet thereon.

Being the same property conveyed to Marc Michaelson and wife, Teresa Lynn Michaelson, by warranty deed of Sun Building Corporation, of record in Book 5396, page 969, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Michael R. Freeman and wife, Judith A. Freeman, their heirs and assigns, forever.

AND GRANTORS COVENANT with the said Michael R. Freeman and wife, Judith A. Freeman, that they are lawfully seized and possessed of said land, in fee simple, have a good right to convey it, and that it is unencumbered, except as follows:

1. 1990 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantors paying their prorata part thereof to grantees, who will be responsible for payment of said taxes when they become due. Map 162-13, Parcel 115.

2. Matters appearing on the Plan of Monte Carlo Estates, Section Two-A, of record in Plat Book 4955, page 45, Register's Office of Davidson County, Tennessee, including but not limited to the following: (a) 30 foot minimum building setback line from Cedarmont Drive; (b) 10 foot public utility and drainage easement along the rear and southerly boundary lines; (c) 2.5 x 25' anchor easement located at the southeast corner of said lot.

3. Restrictive covenants contained in instrument of record in Book 5202, page 261, Register's Office of Davidson County, Tennessee.

4. Survey of John Kohl dated April 10, 1990 shows the asphalt drive encroaching onto the 10 foot public utility and drainage easement at the southeast corner.

AND GRANTORS FURTHER COVENANT and binds themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Michael R. Freeman and wife, Judith A. Freeman, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands on this the 13th day of April, 1990.

1.92520 IDENTIF. TREFERENCE APR 16 3 14 PM DAVIDSON COUNTY RUSH

Marc Michaelson
MARC MICHAELSON

Teresa Lynn Michaelson
TERESA LYNN MICHAELSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Marc Michaelson and wife, Teresa Lynn Michaelson, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, on this the 13th day of April, 1990.

(SEAL)

Gayle T. Neyer
Notary Public

GAYLE T. NEYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
4-23-91

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $74,900.00.

1649 04/16/90 0101 03CHECK 254.17

Michael R Freeman

Sworn to and subscribed before me, on this the 13th day of April, 1990.

(SEAL)

Gayle T. Neyer
Notary Public

GAYLE T. NEYER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
4-23-91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8089 PAGE 223

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	74900.00
			CON TX	247.17
			PRFEE	1.00
			WDEED	6.00
			TOTAL	254.17
			CHECK	254.17
04/16/90	01		15:10 0001	1649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19252

IDENTIF. TREFERENCE

APR 16 3 14 PM '90

DAVIDSON COUNTY TN.

No. 310756