THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $ 192,500.00.

Affiant

Subscribed and sworn to before this 31st day of July, 1990.

Notary Public

My Commission Expires: 1/23/94

Best Copy Possible
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
LARRY J. GRIFFIN 814 Russell Street Nashville, Tennessee 37206	SEARS MORTGAGE CORP. 2500 Lake Cook Road Riverwoods, Illinois 60015	MAP 82-16 PARCEL 143

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($192,500.00), cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **JAMES C. OLIVER, unmarried, individually, and WILLIAM W. EDINGTON and JAMES C. OLIVER, as the Co-executors of the Estate of Kenneth G. Mitchell, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LARRY J. GRIFFIN and wife, PEGGY A. THOITS** 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:

BEING Lot No. 66 on the Plan of Barrow's Addition to Edgefield, (now East Nashville), as of record in Plan Book 1, page 13, Chancery Court at Nashville, Tennessee.

SAID Lot No. 66 fronts 50.0 feet on the southerly side of Russell Street and runs back between parallel lines, 170.0 feet, to an alley.

BEING the same property conveyed to James C. Oliver and Kenneth G. Mitchell, both unmarried, by deed from Ronald E. Underwood, unmarried, of record in Book 7559, page 395, Register's Office for Davidson County, Tennessee; the said Kenneth G. Mitchell having since died and his Will of record in Will Book 170, page 234, Probate Court Clerk's Office for Davidson County, Tennessee, authorizing the above named Co-executors to sell and convey subject property.

This is improved property known as 814 Russell Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 1990.

ESTATE OF KENNETH G. MITCHELL,
deceased

BOOK 8164 PAGE 493

by: William W. Edington
WILLIAM W. EDINGTON,
Co-executor

James C. Oliver
JAMES C. OLIVER, individually

by: James C. Oliver
JAMES C. OLIVER,
Co-executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES C. OLIVER, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 31st day of July, 1990.

William A. Watts
Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE WATTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, JAMES C. OLIVER and WILLIAM W. EDINGTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-executors of the Estate of Kenneth G. Mitchell, deceased, the within named bargainor, and that they as such Co-executors, executed the foregoing instrument for the purposes therein contained, by signing as Co-executors.

WITNESS my hand and seal in Nashville, Tennessee, this 31st day of July, 1990.

William A. Watts
Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE WATTS

5709 08/01 0101 03CHECK 642.25

AUG 1 9 36 AM '90

4508.47

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8164 PAGE 494

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 192500.00
CON TX 635.25
PRFEE 1.00
M RELS 6.00
ERR CO
~~M RELS 6.00~~
~~WDEED 6.00~~
TOTAL 642.25
CHECK 642.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/01/90 01 09:38 0001 5709

45847

TENTATIF REFERENCE

AUG 1 9 36 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 342191