9597 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8171 PAGE 214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DAVID F. BAKER (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 159
1209 Norton Court (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 176
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	F.B. #25660

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, JUDITH P. BENGOUGH, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID F. BAKER AND WIFE, MELANIE S. BAKER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 No. 2 on the Plan of Norton Estates, South, as of record in Plat Book 4460, page 94, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John A. Bengough and wife, Judith P. Bengough by deed from J. Douglas Kay and wife, Dorothy J. Kay of record in Book 5671, page 436, said Register's Office. John A. Bengough has since died.

This conveyance is made subject to: (1) 1990 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 4460, page 94, said Register's Office.

48076

IDENTIFICATION REFERENCE

AUG 9 8 39 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

8306 08/09 0101 03CHECK 733.00

unimproved ( )
This is improved (XX) property, known as 1209 Norton Court, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of August, 19 90.

JUDITH P. BENGOUGH Judith P. Bengough

BOOK 8171 PAGE 215

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared, before me the undersigned, a Notary Public in and for said County and State, JUDITH P. BENGOUGH, unmarried with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3rd day of August, 19 90.

My commission expires 3-11-91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 19 90.

MY COMMISSION EXPIRES 3-11-91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JUDITH P. BENGOUGH, unmarried

TO DAVID F. BAKER AND WIFE, ~~MELANIE S. BAKER~~

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8171 PAGE 216

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 220000.00
CON TX 726.00
PRFEE 1.00
MDEED 6.00
TOTAL 733.00
CHECK 733.00

08/09/90 01 08:45 0001 8306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48076

IDENTIFICATION REFERENCE

AUG 9 8 39 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 344758