File Box 38 File 9740

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
REGINA RANISH (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 143-6-A
625 Valley Trace Court (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 59.00
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	F.B. 9D78189

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, SANDRA M. CARL WALKER, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REGINA RANISH, unmarried

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. 25 on the Plan of Phase Two Harpeth Trace Estates, as of record in Plat Book 5200, pages 556-558, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Sandra M. Carl by deed from Daniel F. Wendelborn and wife, Alexandra G. Wendelborn of record in Book 7335, page 602, said Register's Office. The said Sandra M. Carl has since married and is now known as Sandra M. Carl Walker.

This conveyance is made subject to: (1) Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 208, Book 5380, page 357 and in Book 6094, page 718; (2) Easements of record in Book 4967, page 244; and (3) All matters appearing on the Plan of record in Plat Book 5200, pages 556-558, said Register's Office.

Stephen Hastings Walker, spouse of Sandra M. Carl Walker, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Sandra M. Carl Walker.

7413U

IDENTIF. REFERENCE

NOV 21 3 46 AM '90

FELIA ... DAVIDSON COUNTY TN.

This is improved (XX) unimproved ( ) property, known as 625 Valley Trace Court, Nashville, Tennessee 37221

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 19th day of November, 1990

Sandra M. Carl Walker by Velvet Van Hoose

SANDRA M. CARL WALKER
BY: Velvet Van Hoose, Attorney-In-Fact for the said Sandra M. Carl Walker by Power of Attorney recorded simultaneously herewith.

Stephen Hastings Walker by Velvet Van Hoose

STEPHEN HASTINGS WALKER
BY: Velvet Van Hoose, Attorney-In-Fact for the said Stephen Hastings Walker by Power of Attorney recorded simultaneously herewith.

STATE OF TENNESSEE
COUNTY OF _____

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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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ 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 _____

7144 11/21 0101 03CHECK 407.95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Velvet Van Hoose, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for Sandra M. Carl Walker and Stephen Hastings Walker and is authorized by the said Sandra M. Carl Walker and Stephen Hastings Walker to execute this instrument on their behalf.

Witness my hand at Office, this 19th day of November, 1990.

Catherine C. Wesley
Notary Public

My Commission Expires: 3/27/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,500.00

Regina Ranish
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF November 19 90

MY COMMISSION EXPIRES: 3/27/93
(AFFIX SEAL)

Catherine C. Wesley
Notary Public

WARRANTY DEED

FROM SANDRA M. CARL WALKER, married

TO REGINA RANISH

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 _____

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 121500.00
CON TX 400.95
PRFEE 1.00
WDEED 6.00
TOTAL 407.95
CHECK 407.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 44 0001 9144

74130

IDENTIF. REFERENCE

Nov 21 8 46 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 375136