WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8286 PAGE 424

Gerald G. Patterson, Attorney
4301 Hillsboro Road, Ste. 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
EDWIN W. MOATS, JR. (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 117-13-B
801 Foster Hill (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 53.00
Nashville, Tennessee 37215-2453 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	F.B. 7DA91405

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, MICHAEL FOX CONSTRUCTION COMPANY, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWIN W. MOATS, JR. AND WIFE, VICTORIA M. MOATS

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. 801 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419—421, amended in Book 6771, page 683 & in Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Fox Construction Company, Inc., a Tennessee corporation by deed from William B. Thetford and wife, Martha A. Thetford of record in Book 7481, page 338, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions and reciprocal easements of record in Book 6478, page 177, amended in Book 6530, page 242; (3) Easements of record in Book 1037, page 572, & in Book 1286, page 690; (4) Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303, amended in Book 8106, page 1; (5) Dedication of common area in Book 7175, page 761; (6) Storm water detention agreement in Book 6555, page 328; (7) Charter in Book 6548, page 213; and (7) All matters appearing on the Plan of record in Plat Book 6250, pages 419—421, amended in Book 6771, page 683 & in Book 6800, page 164, said Register's Office.

90274

IDENTIF. REFERENCE

FEB 4 9 12 AM '91

FELIX Z. DAVIDSON COUNTY TN.

unimproved ( ) This is improved (XX) property, known as 801 Foster Hill, Nashville, Tennessee 37215-2453

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 31st day of January, 1991.

MICHAEL FOX CONSTRUCTION COMPANY, INC.
By: Michael C. Fox
Michael C. Fox, President

STATE OF TENNESSEE
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.

Witness my hand at office, this day of , 19

My commission expires Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael C. Fox

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of MICHAEL FOX CONSTRUCTION COMPANY, INC. 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 31st day of January 19 91

My commission expires May 8, 1991 Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 91

MY COMMISSION EXPIRES: May 8, 1991 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

MICHAEL FOX CONSTRUCTION COMPANY, INC.

TO

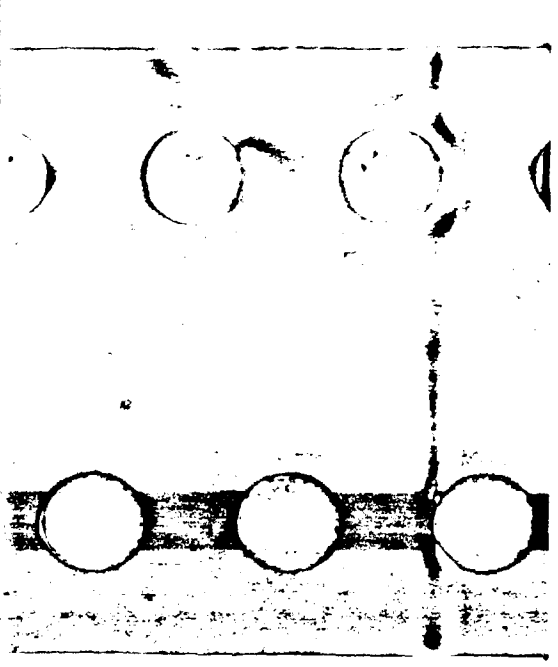
EDWIN W. MOATS, JR. AND WIFE, VICTORIA M. MOATS

$30.00 0104 01/04/91 15:41:50

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 8286 PAGE 426

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 465000.00

CON TX	1534.50
PRFEE	1.00
MTGFEE	6.00
TOTAL	1541.50
CHECK	1541.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/04/91 01 09:11 0001 3820

90274

IDENTIF. REFERENCE

FEB 4 9 12 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 394172