Realty 45

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March 19 91.

Notary Public

MY COMMISSION EXPIRES 7/13/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mary Susan Bradford (NAME)	Sears Mortgage Corporation (NAME)	MAP 117-15-A
L-3, 1900 Richard Jones Rd (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	PARCEL 139
Nashville TN 37215 (CITY) (STATE) (P. O. ZIP)	Riverwoods, IL 60015 (CITY) (STATE) (ZIP)	

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, WE, James Howard Huggins and John Robert Huggins,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Susan Bradford, a single person,

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:

Land in Davidson County, Tennessee, being Unit No. L-3 in a Horizontal Property Regime located on the Plat of Green Hills Terrace Condominiums Apartments, of record in Book 5200, page 64, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to James D. Huggins and wife, Margaret B. Huggins by deed from M. Michael Nixon, unmarried and Imogene Nixon, unmarried, of record in Book 5906, page 176, Register's Office for said County. The said James D. Huggins died on or about December 28, 1984. The said Margaret B. Huggins died on or about February 22, 1989, unmarried and intestate, with the only persons either born to, or adopted by the said Margaret B. Huggins being James Howard Huggins and John Robert Huggins.

This conveyance is made subject to (a) property taxes for 1991 for which Grantee will be responsible, (b) Master Deed of record in Book 5304, page 702, Amendment to Master Deed of record in Book 7841, page 557, said Register's Office, and (c) the matters shown on said plan of record.

The execution of this deed by Grantor(s) is effected by the signature of his Attorney-In-Fact, John R. Huggins, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

James Howard Huggins and James H. Huggins are one and the same person.

John Robert Huggins and John R. Huggins are one and the same person.

unimproved ( )
This is improved (XX) property, known as Unit L-3, 1900 Richard Jones Rd., Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

Witness our hand s this 28th day of March, 19 91

James Howard Huggins

John Robert Huggins

By: John R. Huggins, Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named John Robert Huggins

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of March 19 91

Commission expires 7/13/91

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

Notary Public

7791 03/29 0101 03CHECK 185.20

IDENTIF. TREFERENCE

MAR 29 1 59 PM '91

FELIX A. ... JR. REGISTER
DAVIDSON COUNTY TN.

027694

WARRANTY DEED

FROM
James Howard Huggins

TO
John Robert Huggins

Mary Susan Bradford

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

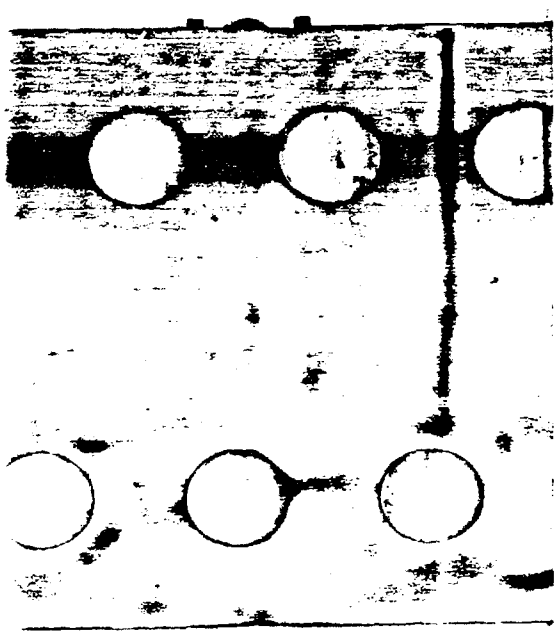
STATE OF TENNESSEE
COUNTY OF DAVIDSON

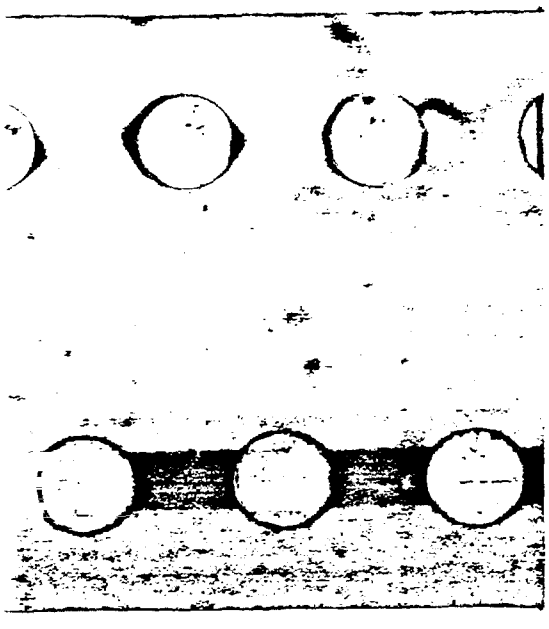
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Huggins to me known to be the person who executed the foregoing instrument in behalf of James Howard Huggins who acknowledged that he executed the same as the free act and deed of said James Howard Huggins

Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 1991.

COMMISSION EXPIRES:
7/13/91

John V. Adams NOTARY PUBLIC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 54000.00
CON TX 178.20
PRFEE 1.00
WDEED 6.00

TOTAL 185.20
CHECK 185.20

03/29/91 01 13:59 0001 7791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02794

IDENTIF. TREFERENCE

MAR 29 1 59 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 408513