File 9987 File Box 8 /CB

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty. BOOK 8320 PAGE 947
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN C. AUSTIN (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 130-8
4350 Sneed Road (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 146
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	F.B. 7DA91967

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, ROBERT HILTON WICKHAM, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN C. AUSTIN AND WIFE, MICHELLE B. AUSTIN

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. 1 on the plan of resubdivision of Lot 16 and the southerly part of Lot 17 of the Belle Meade Annex Subdivision (Book 547, page 66, Register's Office for Davidson County), of record in Book 6050, page 278, Register's Office for Davidson County, Tennessee.

Said Lot No. 1, which is a corner lot, fronts 83.38 feet on the easterly margin of Sneed Road and fronts 174.67 feet on the northerly margin of Trimble Road, said frontages being joined by a curve having a length of 38.89 feet, and extends back 199.47 feet on the northerly line and 110.87 feet on the easterly line to a point of intersection.

Being part of the same property conveyed to Robert Hilton Wickham, married, by deed from Mayfair Corporation of record in Book 8145, page 243, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Book 6050, page 278, said Register's Office.

Cynthia C. Wickham, spouse of Robert Hilton Wickham, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Robert Hilton Wickham.

03267 IDENTIF. REFERENCE APR 1 2 57 PM '91 FELIX Z. ... DAVIDSON COUNTY TN.

0935 04/01 0101 03CHECK 1125.70

This is unimproved ( ) improved (XX) property, known as 4350 Sneed Road, Nashville, Tennessee 37215

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 29th day of March, 1991.

Robert Hilton Wickham
ROBERT HILTON WICKHAM

Cynthia C. Wickham
CYNTHIA C. WICKHAM

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT HILTON WICKHAM and CYNTHIA C. WICKHAM with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 29th day of March, 19 91.

My commission expires 3/27/93 Notary Public Catherine O'Neal Sleyer

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 $ 339,000.00

John C. Austin MD
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 1991.

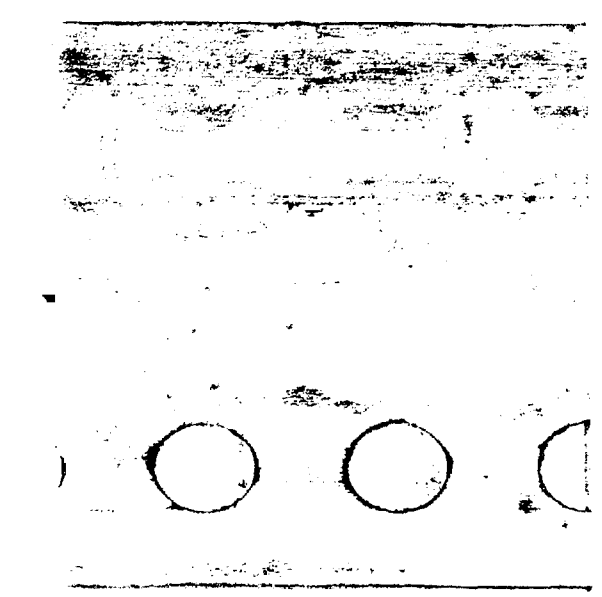
MY COMMISSION EXPIRES: 3/27/93 (AFFIX SEAL) Catherine O'Neal Sleyer Notary Public

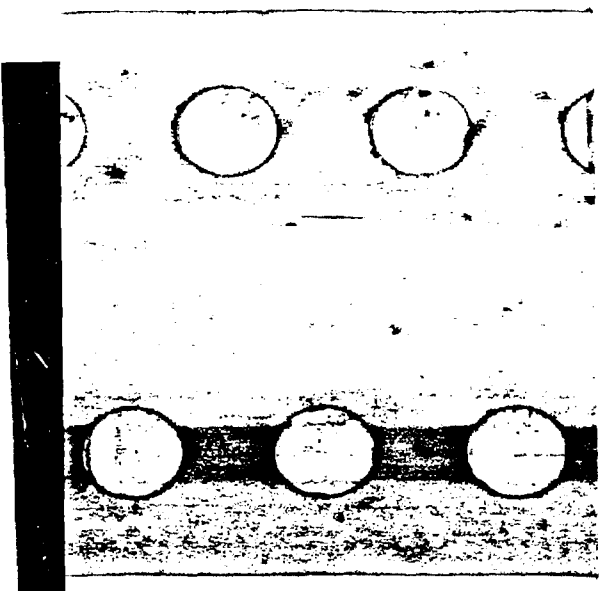
WARRANTY DEED

FROM ROBERT HILTON WICKHAM

TO JOHN C. AUSTIN AND WIFE, MICHELLE B. AUSTIN

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 8320 PAGE 949

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
339000.00

CON TX	1118.70
PRFEE	1.00
WDEED	6.00
TOTAL	1125.70
CHECK	1125.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/01/91 01 16:57 0001 0935

03267

IDENTIF. REFERENCE

APR 1 2 57 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 409043