WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 8365 PAGE 504

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
VICTOR A. GARCIA (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 150-3
1113 Elkader Court South (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 367
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	F.B. #2DX3743

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, PHILLIPS BUILDERS, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VICTOR A. GARCIA AND WIFE, MARGARET L. GARCIA

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. 421 on the Plan of Section Nine "The Country", as of record in Plat Book 6900, pages 285 and 286, amended in Book 7496, page 680, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, and Philhall Corp. a Tennessee corporation, by deed from Phillips Builders, a partnership composed of Randall L. Phillips, Harry Edward Phillips and Randall Phillips, of record in Book 7195, Page 100 corrected in Book 7225, page 222, Register's Office for Davidson County, Tennessee. The said Randall Phillips Builders, Inc. and Philhall Corp. having merged by Articles of Merger of record in Book 7298, page 203, said Register's Office, and now being Phillips Builders, Inc.

This conveyance is made subject to: (1) 1991 Taxes which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7402, page 977, corrected in Book 7404, page 292; and (3) All matters appearing on the plan of record in Plat Book 6900, pages 285 and 286, amended in Book 7496, page 680, Register's Office for said County.

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TENNESSEE REGISTER'S OFFICE
JUN 4 9 49 AM '91

unimproved ( )
This is improved (XX) property, known as 1113 Elkader Court South, Antioch, Tennessee 37013

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 May, 1991

PHILLIPS BUILDERS, INC.
BY: Jackie Roark
JACKIE ROARK, SR. VICE 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 Williamson

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

JACKIE ROARK

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 Sr. Vice President of PHILLIPS BUILDERS, INC., a * 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. *Tennessee corporation

Witness my hand at Office, this 31st day of May 19 91

My commission expires 1-22-95 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,912.00

_____
Affiant

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

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

_____
Notary Public

WARRANTY DEED

FROM

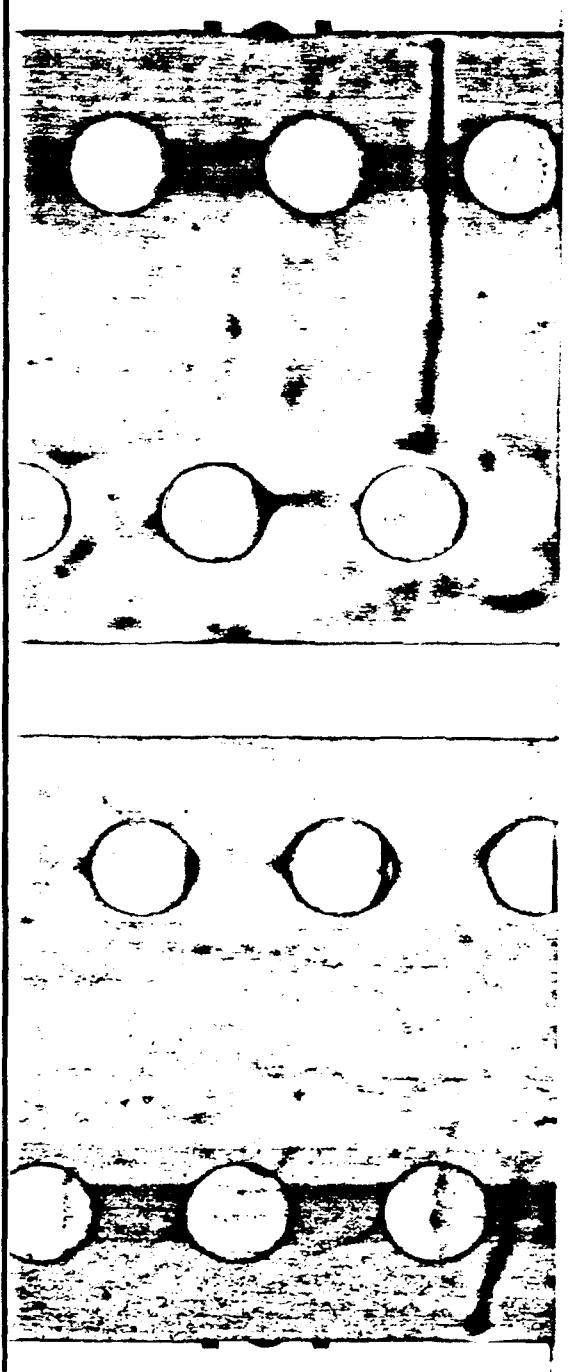
PHILLIPS BUILDERS, INC., a
Tennessee corporation

TO

VICTOR A. GARCIA AND WIFE,
MARGARET L. GARCIA

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 110 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 8365 PAGE 506

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 121912.00
CON TX 402.27
PRFEE 1.00
WDEED 6.00
TOTAL 409.27
CHECK 409.27

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/04/91 01 09:52 0001 0271

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IDENTIFICATION

JUN 4 9 49 AM '91

No. 427353