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 $ 65,088.29

Affiant Mary Ann McKinney

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 1991

Notary Public

MY COMMISSION EXPIRES: 3-3-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd, Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBERS
Mary Ann McKinney (NAME)	Sears Mortgage Corp. (NAME)	134-13-116
4810 Linbar Drive (STREET ADDRESS OR ROUTE NUMBER)	568 Atrium Drive (STREET ADDRESS)	5DU-11191
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Vernon Hills, Ill 60061 (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 Ralph W. Ketcher, Jr. and wife, Martha Ketcher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ann McKinney

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 Lot No. 200 on the plan of Kenilworth Estates, Section Four, as of record at Book 3300, pages 34 thru 36, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantors herein by deed of record at Book 7904, page 746, said Register's Office.

This conveyance is subject to 1991 property taxes, restrictive covenanats of record at Book , page , and the limitations shown on the plan of record at Book 3300, pages 34-36, both said Register's Office.

As part of the consideration for this transfer, the grantee expressly agrees to assume and pay the unpaid balance of that certain note secured by Deed of Trust as of record at Book 7904, page 749, now payable to Sears Mortgage Corp., default of which shall be default hereunder. Further the grantors transfer and convey herewith all right, title, and interest in and to the escrow account and insurance policy held in connection with said note and Deed of Trust, the same also is subject to this transfer as a limitation of the warranties contained herein.

IMproved
unimproved
This is improved (X) property, known as 4810 Linbar Drive, Nashville, TN 37211
(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 14th day of November, 19 91

Ralph W. Ketcher, Jr. Martha Ketcher

STATE OF TENNESSEE }
Davidson County }

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Personally appeared befcre me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Ralph W. Ketcher, Jr. and wife, Martha Ketcher

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of November, 19 91.

Commission Expires 3-3-92

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Ralph W. Ketcher, Jr. and wife

Martha Ketcher

TO

Mary Ann McKinney

ATTORNEYS TITLE A Minnesota Title Company AQ 155246

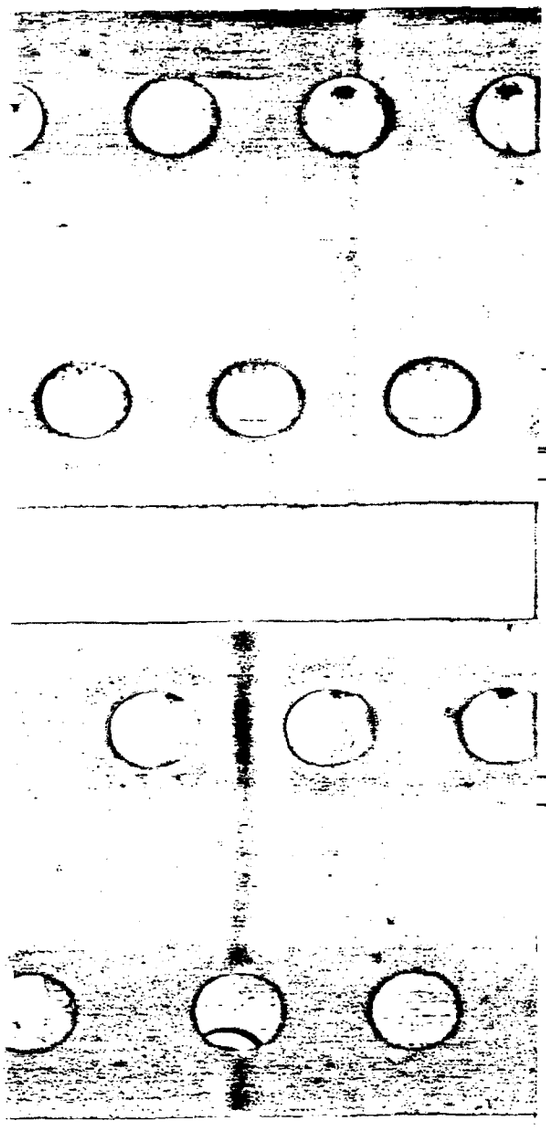
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

6.2 2 0 3.

IDENTIFICATION REFERENCE

Nov 15 10 16 AM '91

9592 11/15 0101 03CHECK 247-87



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 65088.29
				CON TX 240.87
				PRFEE 1.00
				WDEED 6.00
				TOTAL 247.87
				CHECK 247.87
11/15/91	01			10:17 0001 9592

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6:2203

IDENTIFICATION REFERENCE

Nov 15 10 16 AM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 476689