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BOOK 8519 PAGE 217

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John William Anderson 1424 Quail Run Nashville, Tennessee 37214	Sears Mortgage Corp.	Map 108-8 Parcel 247

This instrument prepared by: Robert J. Notestine, III, Attorney at Law, 104 Woodmont Blvd., Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Stephen H. King and wife, Jennifer Lynn King (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto John William Anderson, unmarried (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows; to wit:

7221 12/31 0101 03CHECK 372.19

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Trailwood Subdivision, Section 4, as of record in Book 6900, page 311, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen H. King and wife, Jennifer Lynn King by Warranty Deed from AKA Engineering & Construction of record in Book 7751, page 120, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements andd restrictions of record.

This is improved property on 1424 Quail Run, Nashville, Tennessee 37214.

This conveyance is subject to taxes for the year 1991 and subsequent years, easements and restrictive covenants of record, and except for a certain Deed of Trust for the benefit of Sears Mortgage Corporation recorded in Book 7751, page 123, of the Public Records for Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein.

In the event the Grantee herein fails to remit to the Mortgagee any monthly payments within 45 days of the due date of said payment upon the delivery and acceptance of this instrument by the Grantee, she agrees to immediately convey to Stephen H. King and wife, Jennifer Lynn King, by General Warranty Deed, title to the subject parcel of real property. Further the Grantee agrees, in the event by said default to use their best efforts to assist Stephen H. King and wife, Jennifer Lynn King in assuming the existing first mortgage on the property. In no event shall the Grantee obligations hereunder continue in excess of five (5) years from the date of the Warranty Deed.

DEC 31 1 12 PM '91

7348

NO TAX

NOT OF RECORD

REFERENCE

[STATE OF TENNESSEE}
[COUNTY OF DAVIDSON}
[
[The actual consideration or value, whichever is greater for
[this transfer is $98,674.38.
[
[Affiant
[Subscribed and sworn to before me this
[13th day of December, 1991.
[
[Notary Public
[My Commission Expires: March 26, 1996
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors has caused this Deed to be executed this 13th day of December, 1991.

Stephen H. King

Jennifer Lynn King

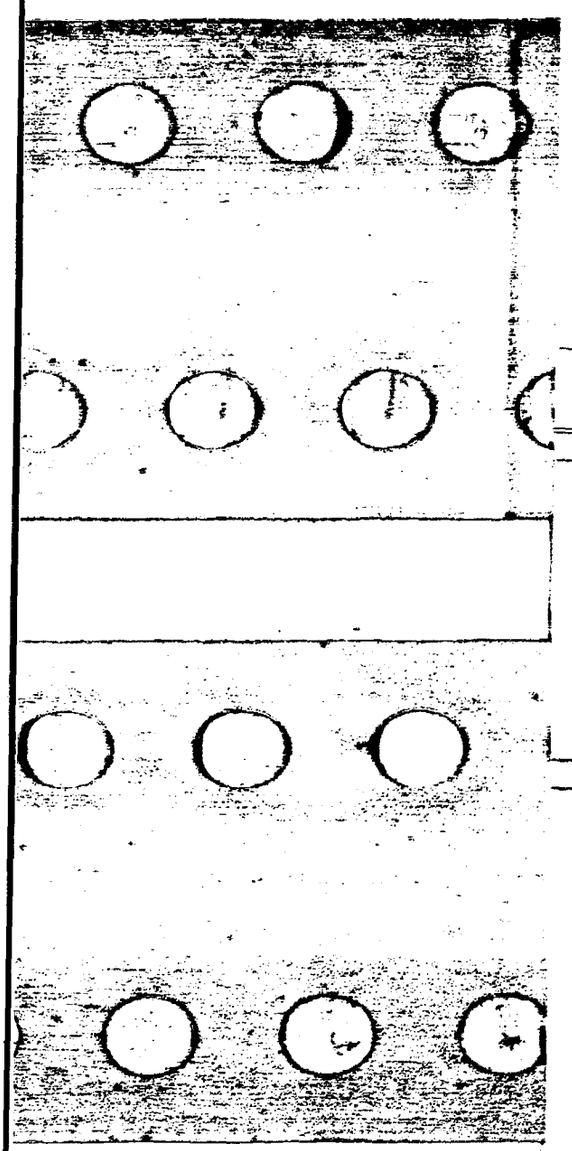
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen H. King and wife, Jennifer Lynn King, the bargainors, 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 13th day of December, 1991.

Notary Public

My Commission Expires: March 26, 1996



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	98674.38
CON TX	365.19
PRFEE	1.00
WDEED	6.00
TOTAL	372.19
CHECK	372.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/12/0001 7221

7.3481:

IDENTIFICATION REFERENCE

DEC 31 1 12 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 489673