STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $108,000.00.

Lisa C. Smith
Affiant

Subscribed and sworn to before me, this 31st day of February, 1992.

Notary Public

My Commission Expires: 7/23/94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Box 44

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Kim Allen Smith and wife,	Sears Mortgage Corporation	
Lisa Clary Smith	2500 Lake Cook Road	033-10-024
501 Woodshire Drive	Riverwoods, IL 60016	11D 41635
Goodlettsville, TN 37072-2929		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LONZIE D. FERGUSON AND WIFE, KARON T. FERGUSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KIM ALLEN SMITH AND WIFE, LISA CLARY SMITH**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 23 on the Plan of Ridge Mont Estates, Section One, as of record in Book 5050, page 73, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lonzie D. Ferguson and wife, Karon T. Ferguson, by deed from Ridgemont Corporation, a Tennessee corporation, of record in Book 5601, page 575, Register's Office for said County.

This conveyance is made subject to:

1. 1992 Metro taxes, a lien not yet due and payable which have been prorated and assumed by Grantees. By acceptance of delivery of this deed, Grantees assume and agree to timely pay such taxes and to indemnify and hold harmless Grantors of liability and loss from failure to pay such taxes.

2. Restrictive covenants contained in instrument of record in Book 5170, page 949, Register's Office for said County.

3. Matters shown on the Plan of record in Book 5050, page 73, Register's Office for said County.

4. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 6813, paeg 554, Register's Office for said County.

This is improved property, known as 509 Woodshire Drive, Goodlettsville, TN 37072-2929.

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 hands this 31st day of January , 1992.

Lonzie D. Ferguson

Karon T. Ferguson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LONZIE D. FERGUSON**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 1992.

Notary Public

My Commission Expires: 7/23/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KARON T. FERGUSON**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 1992.

Notary Public

My Commission Expires: 7/23/96

8U72U

IDENTIFICATION REFERENCE

JAN 31 12 23 PM '92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8539 PAGE 804

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

108000.00

CON TX	399.60
PRFEE	1.00
WDEED	6.00
TOTAL	406.60
CHECK	406.60

0 71 92 01 12:28 0001 1584

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80720

IDENTIFICATION REFERENCE

JAN 31 12 28 PM '92

DAVIDSON COUNTY, TN

No. 497905