PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh)
(title no. 31820)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 126000.00

Gabor Karsai
Affiant

Sworn and subscribed before me this 23rd day of April, 1992.

Notary Public

My Comm. Expires: 9/26/92

ADDRESS NEW OWNER:
Gabor Karsai
769 Harpeth Trace Drive
Nashville, TN 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, IL 60015

MAP-PARCEL NUMBERS
143-2-C-4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jean B. Elshtain, Executrix, with full power under the will of Frantisek W. Galan,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gabor Karsai, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 4 on the plan of Harpeth Knoll Subdivision, a Planned Unit Development of record in Book 5200, page 764, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete legal description.

Being the same premises conveyed to F.W. Galan by deed from Morris Eshaghpour Contracting Corporation of record in Book 7749, page 678, said Register's Office. Frantisek W. Galan, being one and the same person as F.W. Galan has since died, unmarried and testate. By will of record in Will Book 177, page 225, Probate Court Clerk's office for Davidson County, Tennessee, Jean Bethke Elshtain was named executrix with full power to convey subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Subject to Declaration of Covenants, Conditions and restrictions of Harpeth Knoll Subdivision, of record in Book 6280, page 478, Register's Office for Davidson County.

04704 IDENTIF. TREFERENCE APR 24 4 29 PM '92 FELIX E. [illegible] DAVIDSON COUNTY TN.

3958 04/24 0101 03CHECK 473.20

This is improved property, known as: 769 Harpeth Trace Drive, Nashville, TN 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of April, 1992.

Jean B. Elshtain Executrix

Jean B. Elshtain, Executrix

State of Tennessee
County of Davidson

On this 23rd day of April, 1992, before me the undersigned authority, personally appeared Jean B. Elshtain, Executrix, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 9/26/92

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

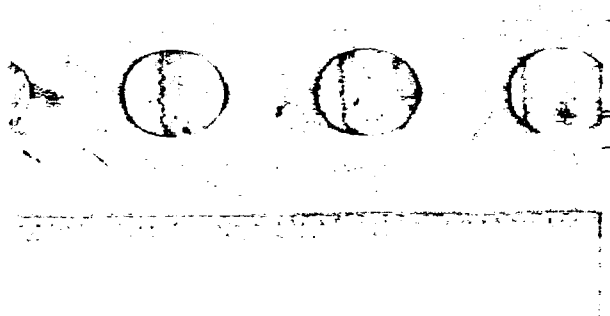
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

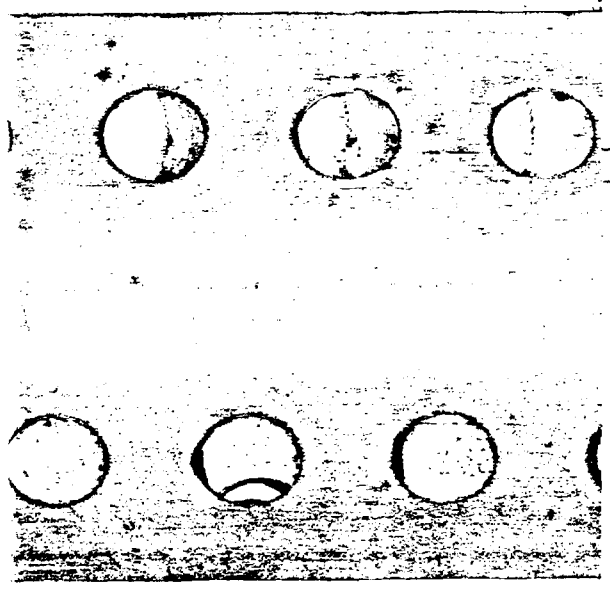
FOR _____

BOOK 8610 PAGE 31



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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 126000.00
CON TX 466.20
PRFEE 1.00
MTGFEE 6.00
TOTAL 473.20
CHECK 473.20

04/24/92 01 16:29 0001 3958

0 4 7 0 4

IDENTIF. TREFERENCE

APR 24 4 29 PM '9

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 524766