File 10916 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty. BOOK 8662 PAGE 391
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TOMMY W. PHELPS	SEARS MORTGAGE CORPORATION	Map 147-2
508 Harding Place (NAME)	2500 Lake Cook Road (NAME)	Parcel 172
Nashville, Tennessee 37211 (STREET ADDRESS OR ROUTE NUMBER)	Riverwoods, Illinois 60015 (STREET ADDRESS)	F.B. 6DU18290
(CITY) (STATE) (P. O. ZIP)	(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, JIMMY R. JOHNSON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOMMY W. PHELPS, unmarried

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. 73 on the Plan of Section Two Battery Crest, as of record in Plat Book 2900, page 132, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jimmy R. Johnson and wife, Tammy S. Johnson by deed from Dorothy L. Frye, now Hipps, and husband, Billy G. Hipps of record in Book 8053, page 16, said Register's Office. Jimmy R. Johnson and Tammy S. Johnson have since divorced by final decree in the Circuit Court for Davidson County, Tennessee. Tammy S. Johnson has subsequently conveyed her interest in said property by Quitclaim Deed of record in Book 8608, page 228, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 3164, page 215; and (3) All matters appearing on the Plan of record in Plat Book 2900, page 132, said Register's Office.

RECEIVED FOR RECORD DAVIDSON COUNTY, TN.
JUN 29 8 24 AM '92
IDENTIF. REFERENCE
23154

5572 06/29 0101 03CHECK 266.00

This is improved (XX) property, known as 508 Harding Place, Nashville, Tennessee 37211 unimproved ( )

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 24th day of June, 19 92

Jimmy R. Johnson
JIMMY R. JOHNSON

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STATE OF TENNESSEE,
COUNTY OF Williamson

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

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 24th day of June, 19 92.

My commission expires 1-22-95 Notary Public

STATE OF _____
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, and who further acknowledged that _____ is the _____ of _____ 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.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Tommy W. Phelps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF June, 19 92

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

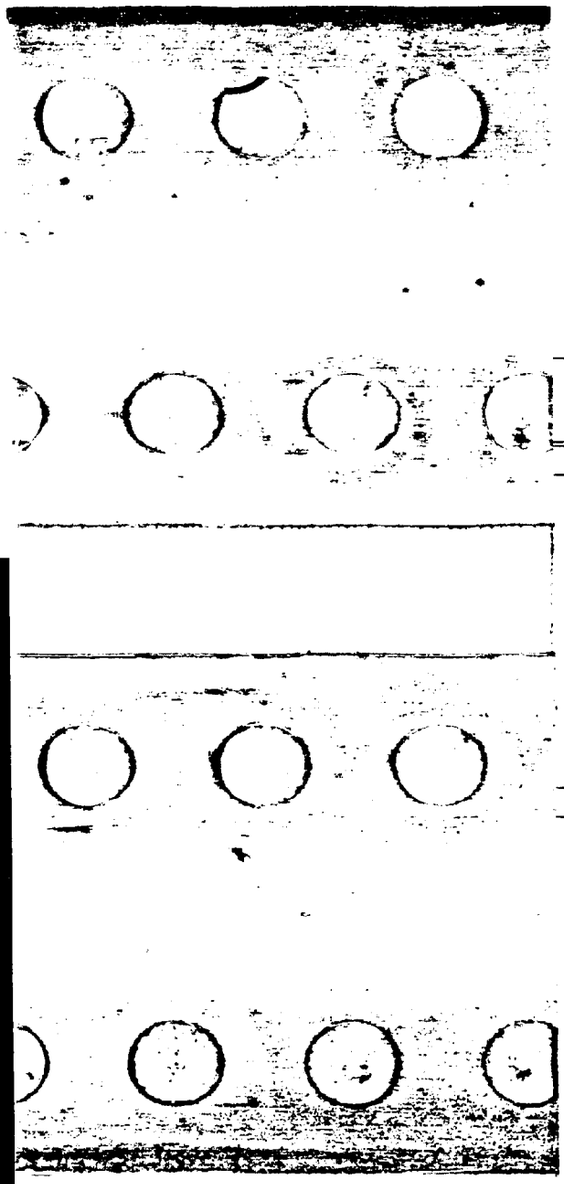
Notary Public

WARRANTY DEED

FROM JIMMY R. JOHNSON

TO TOMMY W. PHELPS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C 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 8662 PAGE 393

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	6.00
TOTAL	266.00
CHECK	266.00

06/29/92 01 08:25 0001 5572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23154

IDENTIF. REFERENCE

JUN 29 8 24 AM '92

DAVIDSON COUNTY TN.

No. 545270