THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 450,000.00.

Debra Ann Shuman
Affiant

Subscribed and sworn to before me this 14th day of June, 1992.

Notary Public

My Commission Expires: 1-27-96

27279

IDENTIF. REFERENCE

JUL 14 9 46 AM '92

FEE DAVIDSON COUNTY TN.

MAIL ENV.

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
TODD ALAN SHUMAN and wife, DEBRA ANN SHUMAN 1309 Beddington Park Nashville, Tennessee 37215	SEARS MORTGAGE CORPORATION 2500 Lake Cook Road Riverwoods, Illinois 60015	MAP 159-02 PARCEL 65

WARRANTY DEED

5217 07/14 0101 03CHECK 1674.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 ($450,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **ROBERT A. BYRON and wife, DEBRA E. BYRON,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **TODD ALAN SHUMAN and wife, DEBRA ANN SHUMAN,** 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:

BEING Lot No. 74 on the Plan of Hounds Run of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.

SAID Lot No. 74 fronts 297.56 feet on the southerly margin of Beddington Park and extends back 252.02 feet on the easterly line and 193.47 feet on the westerly line to a dead line in the rear, measuring 184.25 feet thereon.

BEING the same property conveyed to Robert A. Byron and wife, Debra E. Byron, by deed from Hounds Run Partnership, a Tennessee general partnership, of record in Book 7882, page 853, Register's Office for Davidson County, Tennessee.

This is improved property known as 1309 Beddington Park, Nashville, Tennessee 37215.

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.

GRANTORS COVENANT with the said GRANTEES that they 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 follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Hounds Run, of record in Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995, and Book 7238, page 736, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of June, 1992.

Robert A. Byron
ROBERT A. BYRON

Debra E. Byron
DEBRA E. BYRON

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 ROBERT A. BYRON and DEBRA E. BYRON, 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.

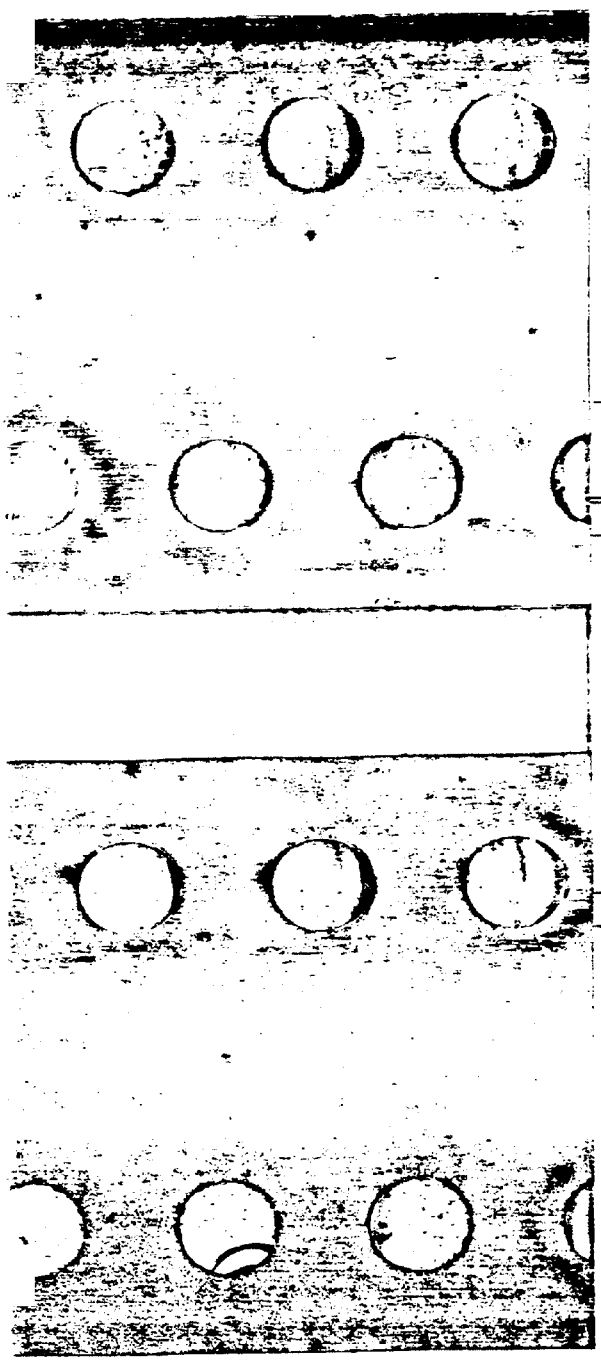
Witness my hand and official seal this 24th day of June, 1992.

Notary Public

My Commission Expires:

12-23-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8674 PAGE 972

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 450000.00
CON TX 1665.00
PRFEE 1.00
WDEED 8.00
TOTAL 1674.00
CHECK 1674.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/14/92 01 09:46 0001 5217

27279

IDENTIF. TREFERENCE

JUL 14 9 46 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 549963