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BOOK 8676 PAGE 890

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,900.00

James Emery Spencer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 92

Notary Public

MY COMMISSION EXPIRES: July 22, 1995
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Emery Spencer (NAME)	Sears Mortgage Corporation (NAME)	MAP 42-15
317 East Marthona Road (ADDRESS)	2500 Lake Cook Road (ADDRESS)	PARCEL 80
Madison, TN 37115 (CITY) (STATE) (ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	11D 12275

FOR AND 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, WE, Cecil H. Johnson, Sr., a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Emery Spencer and wife, Margie R. Spencer

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:

Land in Davidson County, Tennessee, being Lots Nos. 57, 58, 59, and 60 of Block "A" on the Map of Marthonna Subdivision, not of record and described according to a copy of a survey thereof, by J. A. Mofford, Surveyor, December 1937, as follows: Beginning at a point in the easterly margin of Ezell Road East, at the corner of Lots Nos. 56 and 57; thence with the line between said lots, easterly 421.9 feet to a point; thence southerly 100 feet to the common corner of Lots 60 and 61; thence with the line between said lots, westerly 423.3 feet to the east margin of Ezell Road East; thence with the margin of the same northerly 100 feet to the beginning.

Being all the same property conveyed to Cecil H. Johnson, Sr. and wife, Clara B. Johnson by deed of record in Book 5452, page 920, Register's Office for Davidson County, Tennessee.

Cara B. Johnson, now being deceased.

27847

IDENTIF. TREFERENCE

JUL 16 9 30 AM '92

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

5856 07/16 0101 03CHECK 267.63

unimproved ( )
is improved (X) property, known as 317 East Marthona Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of July, 19 92

Cecil H. Johnson Sr.
Cecil H. Johnson, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil H. Johnson, Sr.

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 15th day of July 19 92

Commission expires July 22, 1995

Ruth M. Foran
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

WARRANTY DEED

FROM

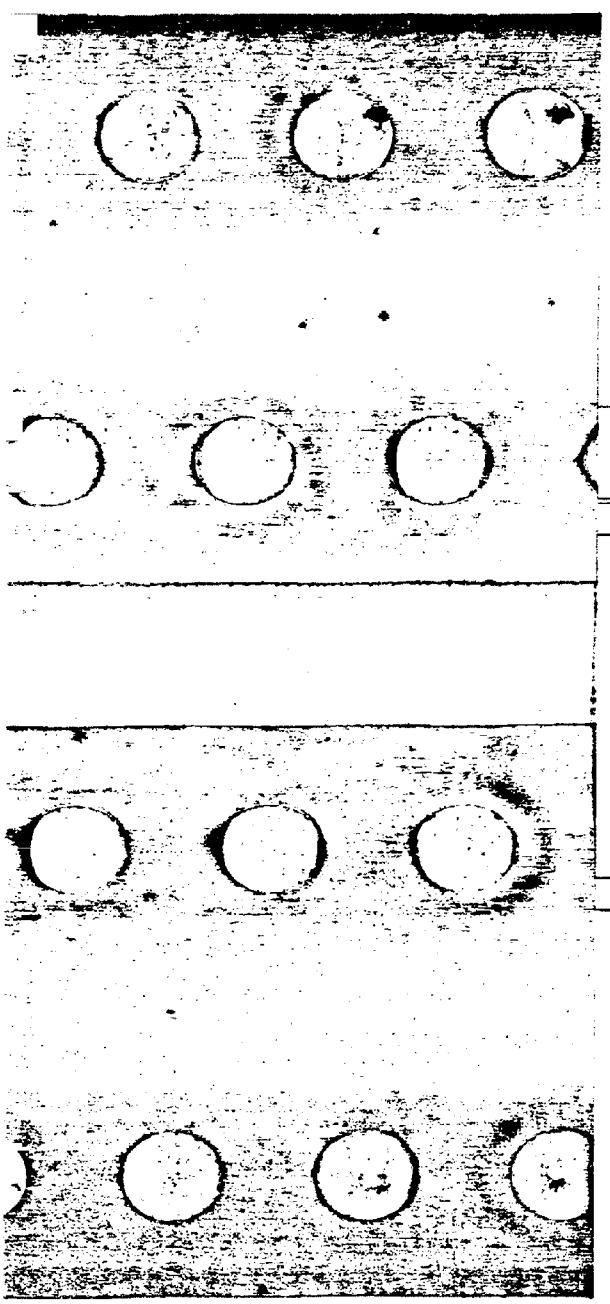
Cecil H. Johnson, Sr.

TO

James Emery Spencer and wife, Margie R. Spencer

RETURN TO:

William D. Castleman
213 A Ward Circle
Brentwood, TN 37027



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 69900.00
CON TX 258.63
PRFEE 1.00
WDEED 8.00
TOTAL 267.63
CHECK 267.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5856

27847

IDENTIF. REFERENCE

JUL 16 9 30 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 550592