This Instrument Prepared By:

Box 60

Thomas I. Bottorff
One Maryland Farms, Suite 102
Brentwood, TN 37027

WARRANTY DEED BOOK 8705 PAGE 540

ADDRESS NEW OWNER:
Mr. & Mrs. Brian D. Koehler
8824 Old Charlotte Pike
Pegram, Tennessee 37143

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, Illinois 60015

MAP AND PARCEL:
MAP 112
GROUP
PARCEL 35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Highway 47 Lumber Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Brian D. Koehler and wife Nancy J. Koehler, 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:

See Exhibit A attached hereto and incorporated herein.

This is improved property known as 8824 Old Charlotte Pike, Pegram, TN 37143.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to 1992 real property taxes which have been prorated between the parties and assumed by the Grantees herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brian D. Koehler and wife Nancy J. Koehler, their heirs and assigns, forever; and Highway 47 Lumber Company, does covenant with the said Grantees that it is lawfully seized 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; and Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 13th day of August, 1992.

Highway 47 Lumber Company

By: James C. Dawson

By: Raymond Goodman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared James C. Dawson and Raymond Goodman, who, upon oath, acknowledged themselves to be the Partners (or other officer authorized to execute the instrument) of the Highway 47 Lumber Company, the within named bargainor, and that they as such Partners, executed the within Warranty Deed for the purposes stated therein.

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: ~~September 26, 1992~~ OCTOBER 5, 1993

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 115,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of August, 1992.

NOTARY PUBLIC

My Commission Expires: ~~September 26, 1992~~ OCTOBER 5, 1993

3766:2

Exhibit "A"

Lying and being in the Ninth Civil District of Davidson County, State of Tennessee, and being more particularly described as follows:

Beginning at an oak tree in the north margin of Old Charlotte Road, said point being the southwest corner of Tract 1; thence from said point and with said margin South 66 degrees 52 minutes 06 seconds West 25.14 feet to a point in said margin; thence leaving said margin North 83 degrees 30 minutes 07 seconds West 177.13 feet to an iron pin set; thence North 30 degrees 38 minutes 41 seconds West 68.55 feet to an iron pin found; thence from said point North 88 degrees 14 minutes 48 seconds West 660.58 feet to an iron pin set, said point being the northwest corner of Cranford and in the east line of Bain; thence from said point North 04 degrees 52 minutes 08 seconds East 510.00 feet with the east lines of Bain and West to an iron pin set, said point being the northwest corner of the herein described tract; thence from said point and with the south line of West the following calls; North 88 degrees 33 minutes 56 seconds East 100.00 feet to a metal fence post set; South 88 degrees 26 minutes 04 seconds East 20.00 feet to a metal fence post set; thence leaving the south line of West, South 54 degrees 49 minutes 48 seconds East to a metal fence post set; thence South 30 degrees 38 minutes 41 seconds East 175.00 feet to the point of beginning, and containing 6.47 acres.

Being the property conveyed to Highway 47 Lumber Company, a partnership, by Deed from Paul D. Robertson, unmarried, individually and as trustee, of record in Book 8648, page 275, Register's Office, Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1636 08/19 0101 03CHECK 438.20

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8705 PAGE 543

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	115000.00
			CON TX	425.20
			PRFEE	1.00
			WDEED	12.00
			TOTAL	438.20
			CHECK	438.20

08/19/92 01 08:24 0001 1636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3766.2

IDENTIFICATION REFERENCE

AUG 19 2 23 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 561394