WARRANTY DEED

BOOK 8710 PAGE 917

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD K. WAGGONER, JR. (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 141-12-C
7424 River Bend Circle (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 72
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	FB #9D-80818

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, DEBRA A. ROSELL COPLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD K. WAGGONER, JR. AND WIFE, LAURA JANE WAGGONER

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. 72 on the Plan of River Bend, as of record in Plat Book 6900, pages 504 and 505, corrected in Book 7465, page 833, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Debra A. Rosell, unmarried by deed from Laurel Street Construction, Inc. of record in Book 7865, page 223, said Register's Office. The said Debra A. Rosell having since married and now known as Debra A. Rosell Copley.

This conveyance is made subject to: (1) 1992 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions and Restrictions of record in Book 7112, page 481, amended in Book 7308, pages 805 and 808, Book 7336, page 15, Book 7549, page 893; (3) By-Laws of record in Book 7347, page 643; (4) Charter of record in Book 7347, page 636; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 504 and 505, corrected in Book 7465, page 833, said Register's Office.

John W. Copley, spouse of Debra A. Rosell Copley, hereby joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Debra A. Rosell Copley.

39623

TENN. REFERENCE

AUG 26 5 50 PM '92

DAVIDSON COUNTY, TN

3843 08/26 0101 03CHECK 460.40

This is improved (XX) unimproved ( ) property, known as 7424 River Bend Circle, Nashville, Tennessee 37221

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 August, 19 92.

Debra A Rosell Copley
DEBRA A. ROSELL COPLEY

John W Copley
JOHN W. COPLEY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA A. ROSELL COPLEY and husband, JOHN W. COPLEY with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of August, 19 92.

My commission expires 1/25/93 Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $ 122,000.00

Affiant

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

MY COMMISSION EXPIRES: 1/25/93 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
DEBRA A. ROSELL COPLEY

TO
RONALD K. WAGGONER, JR. AND WIFE, LAURA JANE WAGGONER

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 8710 PAGE 919

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	122000.00
CON TX	451.40
PRFEE	1.00
WDEED	8.00
TOTAL	460.40
CHECK	460.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/26/92 01 08:55 0001 3843

39623

TAX BENEFIT REFERENCE

AUG 28 8 54 AM '92

DAVIDSON COUNTY, TN

No. 563574