THIS INSTRUMENT PREPARED BY: mail

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 $ 60,500.00.

Elizabeth A Jackson
Affiant

Subscribed and sworn to before me this 30th day of September, 1992.

Notary Public

My Commission Expires: 1/23/96

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
ELIZABETH A. JACKSON 2312 White Avenue Nashville, Tennessee 37204	SEARS MORTGAGE CORP. 568 Atrium Drive Vernon Hills, IL 60061	MAP 105-14 PARCEL 232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND FIVE HUNDRED AND 00/100 ($60,500.00) DOLLARS,

(a) of which FIVE THOUSAND AND 00/100 ($5,000.00) DOLLARS has been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor herein hereby acknowledges, and

(b) of which THIRTY NINE THOUSAND ONE HUNDRED THIRTY NINE AND 24/100 ($39,139.24) DOLLARS, Grantee has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $40,949.00, payable to Cityfed Mortgage Company and secured by Deed of Trust of record in Book 6795, page 948, Register's Office for Davidson County, Tennessee, and

(c) for the balance of SIXTEEN THOUSAND THREE HUNDRED SIXTY AND 76/100 ($16,360.76) DOLLARS, the Grantee herein has this day executed a Deed of Trust Note payable to Grantor with an interest rate of Eight and One-half (8.5%) percent amortized over eight years payable in monthly installments of interest only during payments 1 - 36 and principal and interest during the remainder of the loan with a final payment due on or before October 1, 2000.

I, **ARLIN L. McRAE, married,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH A. JACKSON, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 7, Block 28 on the Plan of Yarbrough's Subdivision of Woodland, as of record in Plat Book 161, pages 87 and 104, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Arlin L. McRae by deed from Danny R. Binkley and wife, Wanda S. Binkley, of record in Book 7502, page 973, Register's Office for Davidson County, Tennessee.

This is improved property known as 2312 White Avenue, Nashville, Tennessee 37204.

NORMA JEAN McRAE, spouse of Arlin L. McRae, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has 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 assumed by Grantee.

2. Matters shown on the Plan of Yarbrough's Subdivision of Woodland, of record in Book 161, pages 87 and 104, Register's Office for Davidson County, Tennessee.

3. That certain Deed of Trust in favor of Cityfed Mortgage Company of record in Book 6795, page 948, Register's Office for Davidson County, Tennessee, which Grantee herein assumes.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 30th day of September, 1992.

Arlin L McRae
ARLIN L. McRAE

Norma Jean McRae
NORMA JEAN McRAE

Elizabeth A. Jackson
ELIZABETH A. JACKSON-Grantee

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 ARLIN L. McRAE, NORMA JEAN McRAE and ELIZABETH A. JACKSON, the bargainor(s), 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 30th day of September, 1992.

Notary Public

My Commission Expires:
1-23-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

8109 10/06 0101 03CHECK 232.85

IDENTIFICATION REFERENCE
OCT 6 3 17 PM '92
DAVIDSON COUNTY, TN
5 2 5 5 6.



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

RECEIVED OF _____

FOR _____

BOOK 8750 PAGE 396

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	60500.00
			CON TX	223.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	232.85
			CHECK	232.85
10/06/92	01		15:17 0001	8159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5255'6"

IDENTIFICATION REFERENCE

OCT 6 3 17 PM '92

DAVIDSON COUNTY, TN

No. 577694