PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 32468)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 71000.00

Affiant

Sworn and subscribed before me this 22nd day of October, 1992.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:
James R. Austin, Jr.
4804 Blackman Court
Nashville, TN 37211

RESPONSIBLE FOR PAYMENT OF TAXES:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, IL 60015

MAP-PARCEL NUMBERS
147-06-129

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret A. Adams, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James R. Austin, Jr., a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of Caldwell Hall, Section 1, Revised, as of record in Book 2900, page 57, 58, and 59, Register's Office for said County and State, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to James H. Adams, Jr. and wife, Margaret A. Adams by deed from Sidney T. Stanley and wife, Jeanne Q. Stanley of record in Book 5134, page 522, said Register's Office. James H. Adams, Jr. and Margaret A. Adams have since been divorced by quitclaim deed of record in Book 8373, page 981, said Register's Office. James H. Adams, Jr. conveyed all his interest in subject property to Margaret A. Adams.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This instrument is executed on behalf of Margaret A. Adams by David Lyons as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

5.8.2.7.4.

IDENTIFICATION REFERENCE

OCT 27 10 54 AM '92

CHAS. Z. WILSON, JR. REGISTER DAVIDSON COUNTY, TN

This is improved property, known as: 4804 Blackman Court, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of October, 1992.

Margaret A. Adams

Margaret A. Adams, By: David Lyons, Atty-In-Fact

State of Tennessee
County of Davidson

On this 22nd day of October, 1992, before me the undersigned authority, personally appeared David Lyons, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

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 **David Lyons**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Margaret A. Adams**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 22nd day of October, 1992.

Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: Margaret A. Adams

TO: James R. Austin, Jr.

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

David Lyons, Affiant

Sworn to and subscribed before me this

22nd day of October, 1992.

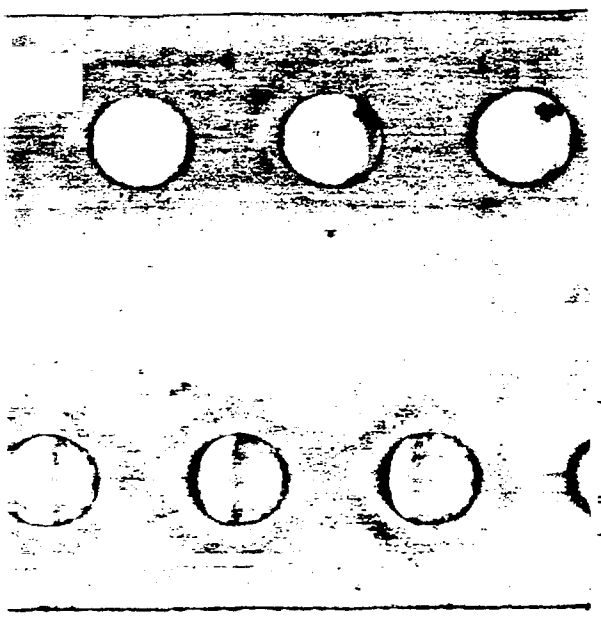
Notary Public

My Commission Expires: 7/27/96

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4561 10/27 0101 02CHECK 271.70

[redacted] [redacted]



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

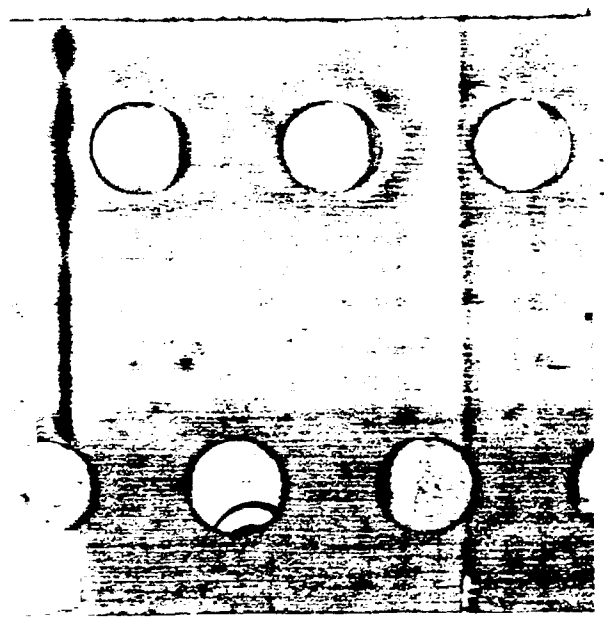
BOOK 8767 PAGE 400

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	71000.00
CON TX	262.70
PRFEE	1.00
WDEED	8.00
TOTAL	271.70
CHECK	271.70

10/27/92 01 10:52 0001 4561



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8.2.7.4.

IDENTIFICATION REFERENCE

OCT 27 10 54 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 583995