PREPARED BY:
JOSEPH B. PITT, JR., ESQ.
FIRST AMERICAN CENTER, SUITE 105
NASHVILLE, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christopher R. Johnson	Sears Mortgage Corporation	156-02;096 as
(NAME) 754 Goodpasture Terrace	(NAME) P.O. Box 990	to Lot 320; 156-02;162 as
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37221	(STREET ADDRESS) Riverwoods, IL 60015	to Parcel A
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
($10.00)---------- *Dollars,*
cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and succificency of which is hreby acknowledged,

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[illegible] 10 27 3:01 3SCHECK 397.50

David A. Eltringham and wife, Susan M. Eltringham

have this day bargained and sold, and do hereby transfer and convey unto the said

Christopher R. Johnson and wife, Lisa S. Johnson

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 320 on the Plan of Resubdivision of Lot Nos. 320 and 321, Harpeth Valley Park, Section III, of record in Book 4060, page 190, Register's Office for Davidson County, to which reference is made for a more complete description.

TRACT II:

Land in Davidson County, Tennessee, being Parcel "A" on the Plan of Harpeth Woods Section of Harpeth Valley Park Subdivision, as of record in Book 4860, page 111, Register's Office for Davidson County, to which reference is made for a more complete description.

Said Parcel "A" is to be used with Lot 320 Harpeth Valley Park,, Section III, and is not an individual building site.

Being the same property conveyed to David A. Eltringham and wife, Susan M. Eltringham by deed from Thomas P. Haley and Roberta Blankenship, of record in Book 7154, page 742, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,000.00

Subscribed and sworn to before me this the 22nd *day of* October *19* 92

Affiant

My commission expires: 1/23/93 *(Affix Seal)*

Notary Public

unimproved ( ) This is improved (X) property, known as 754 Goodpasture Terrace, Nashville, TN 37221
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters shown on reverse hereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 18th *day of* September *19* 92 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

David A. Eltringham

Susan M. Eltringham

Susan M. Eltringham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* David A. Eltringham and wife, Susan M. Eltringham

*the within named 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 at Nashville, Tennessee, *this* 18th *day of* September, 1992.

Sally Peach
Notary Public

Commission expires March 23, 1996

SALLY PEACH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, 19____.

_____
Notary Public

Commission expires _____

1. Taxes for 1992: A lien, but not yet due or payable.

2. Restrictive Covenants contained in an instrument of record in Book 4237, page 179, Book 5051, page 92, as amended in Book 5197, page 123, and Second Amendment of record in Book 5228, page 718, Register's Office for Davidson County, Tennessee.

3. Subject to all matters shown on the Plan of record in Book 4060, page 190, in said Register's Office, which shows an owner's certificate, a 40' minimum building setback line from Goodpasture Terrace, a 10' easement for public utility and drainage purposes along the southerly side and rear line of said lot, and a 5' public utility and drainage easement along the northerly side of said lot.

5.8424.

IDENTIFICATION REFERENCE

Oct 27 3 48 PM '92

DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 8.00
TOTAL 397.50
CHECK 397.50

10/27/92 01 15:46 0001 4712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.8.4.2.4.

IDENTIFT REFERENCE

OCT 27 3 48 PM '92

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 584146