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THIS INSTRUMENT PREPARED BY:

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 $ 105,000.00.

1/8/93
Affiant

Subscribed and sworn to before me this 7th day of January, 1993.

Notary Public

My Commission Expires: 1-25-94

82096

IDENTIFICATION

JAN 13 8 24 AM '93

DAVIDSON COUNTY, TN

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
LAURA VAUGHAN 1404 Beechwood Avenue Nashville, Tennessee 37212	SEARS MORTGAGE CORP. 440 N. Fairway Drive Vernon Hills, Illinois 60061	MAP 105-13 PARCEL 135 24W 11475

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIVE THOUSAND AND 00/100 ($***105,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, **I, JAMES ELLIS CRINER, JR., unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **LAURA VAUGHAN, 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. 1 on the Plan of Washer's Subdivision, of record in Book 3106, page 87, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 50.0 feet on the northerly margin of Beechwood Avenue and extends back, between parallel lines, 188.0 feet to an alley.

BEING the same property conveyed to James Ellis Criner, Jr., by Quitclaim Deed from David H. Criner and wife, Patricia Lee Gunter Criner, of record in Book 7702, page 739, Register's Office for Davidson County, Tennessee; and by deed from Anne Margaret Berg Criner of record in Book 6094, page 563, said Register's Office and being the same property conveyed to James E. Criner, Jr., by deed from Luther M. Wood and wife, Sandra E. Wood, as of record in Book 5867, page 695, said Register's Office.

This is improved property known as 1404 Beechwood Avenue, Nashville, Tennessee 37212.

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 prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Washer's Subdivision, of record in Book 3106, page 87, Register's Office for Davidson County, Tennessee.

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 8th day of January, 1993.

JAMES ELLIS CRINER, JR.

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 JAMES ELLIS CRINER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

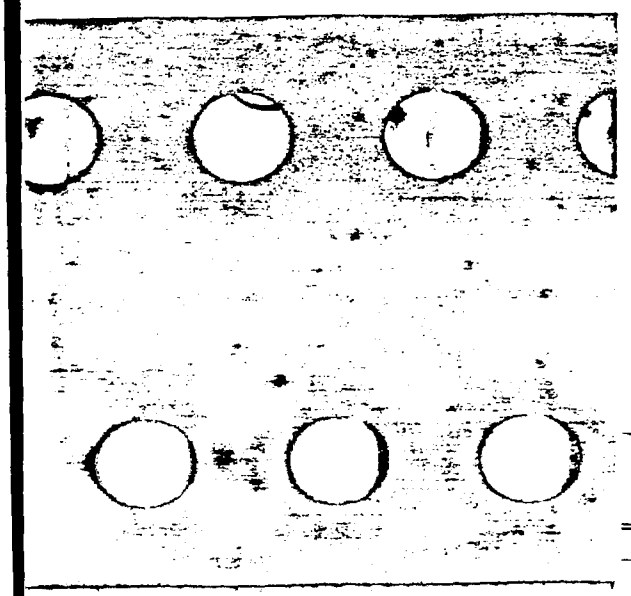
Witness my hand and official seal this 8th day of January, 1993.

Notary Public

My Commission Expires:

1-23-94

5300 01/13 0101 03CHECK 397.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

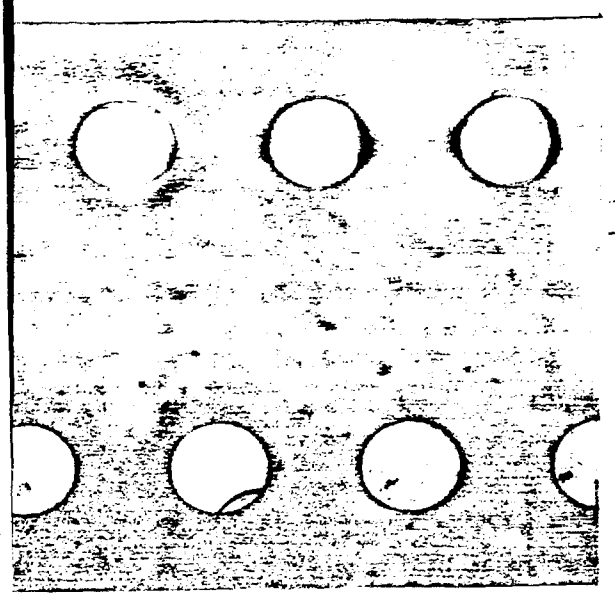
RECEIVED OF _____

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

01/13/93 01 08:23 0001 5300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82096

IDENTIFI REFERENCE

JAN 13 8 24 AM '93

F. Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

[redacted]

No. 610069