File 11356 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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

BOOK 8856 PAGE 277

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRUCE FEDERSPIEL (NAME)	SEARS MORTGAGE CORPORATION (NAME)	Map 155-15-A
4729 Holly Springs Road (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	Parcel 64
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	

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, CENTEX REAL ESTATE CORPORATION, a Nevada corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRUCE FEDERSPIEL AND WIFE, SUSAN M. FEDERSPIEL

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. 64 on the Plan of Stonemeade, Section III, as of record in Plat Book 7900, page 429, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Centex Real Estate Corporation by special warranty deed from Nationsbanc Mortgage Corporation of Georgia of record in Book 8677, Page 190, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; (2) Declaration of Covenants, Conditions, By-Laws and Restrictions in Book 7701, page 290, reaffirmed in Book 8349, page 43, amended in Book 8517, page 992, and Book 8810, page 840;*(3) Charter of record in Book 7920, page 728; and (4) All matters appearing on the Plan of record in Plat Book 7900, page 429, said Register's Office.
*and in Book 8810, page 842

8888 IDENTIFI REFERENCE

FEB 3 2 35 PM '93
DAVIDSON COUNTY, TN

9006 02/03 0101 03CHECK 498.88

unimproved ( )
This is improved (XX) property, known as 4729 Holly Springs Road, 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 1st day of February, 19 93

CENTEX REAL ESTATE CORPORATION
By:
Joseph Harvey, Division Controller

BOOK 8856 PAGE 278

STATE OF TENNESSEE
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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Harvey

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Division Controller of CENTEX REAL ESTATE CORPORATION 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 1st day of February, 19 93

My commission expires July 22, 1995 Notary Public Ruth M. Foran

RUTH M. FORAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,450.00

Bruce Federspiel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 19 93

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL) _____ Notary Public

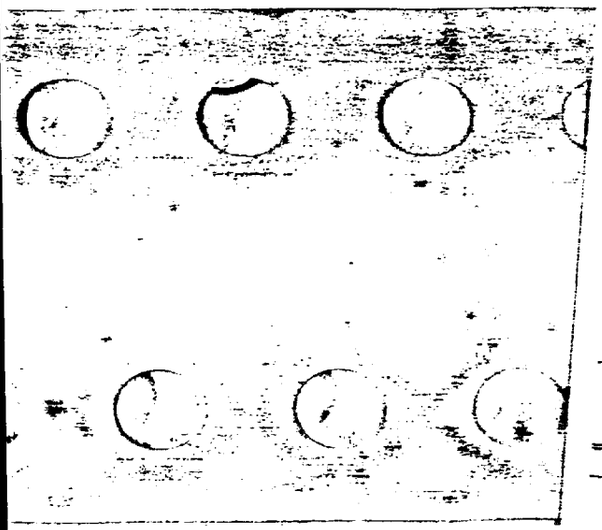
CHARLES C. MOTER, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

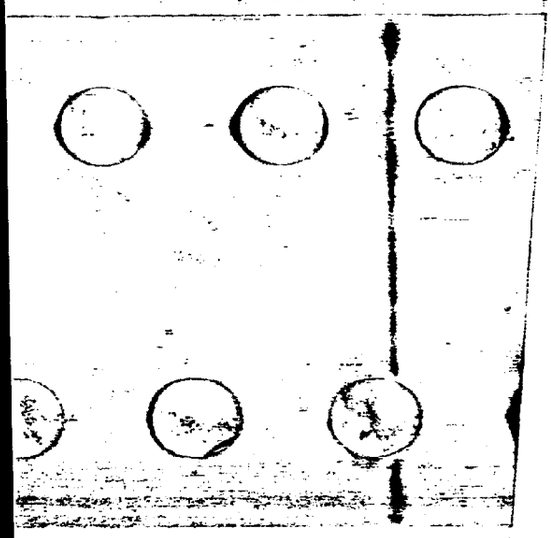
WARRANTY DEED

FROM
CENTEX REAL ESTATE CORPORATION

TO
BRUCE FEDERSPIEL AND WIFE,
SUSAN M. FEDERSPIEL

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 8856 PAGE 279

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				132450.00
			CON TX	489.88
			PRFEE	1.00
			WDEED	8.00
			TOTAL	498.88
			CHECK	498.88
02/03/93	01		14:34 0001	9006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88881

IDENTIFICATION REFERENCE

FEB 3 2 36 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 617530