BOX 7

BOOK 8857 PAGE 130

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 93

Notary Public

MY COMMISSION EXPIRES: 1/22/95
(AFFIX SEAL)

STATE OF TENNESSEE LARGE PUBLIC SATURN

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tenessee 37201
File #30882

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John-Paul Richiuso (NAME)	Sears Mortgage Corporation (NAME)	MAP 128-11
504 Holt Valley Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 02
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (CITY) (STATE) (ZIP)	9D 26761

FOR AND 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, WE, Orbon L. Gilbert* and Edwin A. Groves and wife Linda Groves and wife Dorothy L. Gilbert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John-Paul Richiuso and wife, Gina M. Richiuso

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 39 on the Plan of Holt Meadows, of record in Book 4300, page 174, said Register's Office, to which plan reference is made for a more complete legal description.

BEING the same property conveyed to Edwin A. Groves and Orbon L. Gilbert by deed from Glenn J. Long and wife, Radora E. Long of record in Book 8477, Page 468, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

Linda Groves, wife of Edwin A. Groves, joins in this Warranty Deed only for the purpose of conveying such marital rights, if any, that she may have in and to said property.
Dorothy L. Gilbert, wife of Orbon L. Gilbert, joins in this Warranty Deed only for the purpose of conveying such marital rights, if any that she may have in and to said Property.

89 1:9: 5.

IDENTIFICATION REFERENCE

FEB 4 9 20 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 504 Holt Valley Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 29th day of January, 19 93

Orbon L. Gilbert

Dorothy L. Gilbert

Edwin A. Groves

Linda Groves

BOOK 8857 PAGE 131

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 bargainor, Orbon L. Gilbert* and Edwin A. Groves and wife Linda Groves and wife Dorothy L. Gilbert

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 at Nashville, Tennessee, this 26th day of January 19 93.

Commission expires 1-22-95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Orbon L. Gilbert and Edwin A. Groves

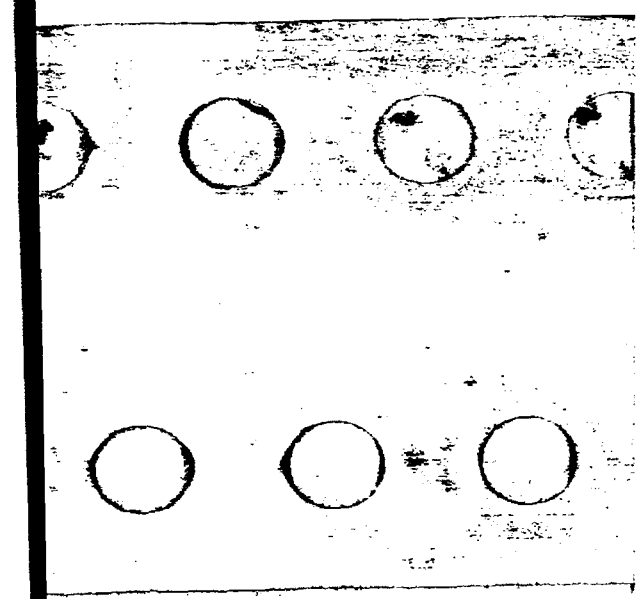
TO

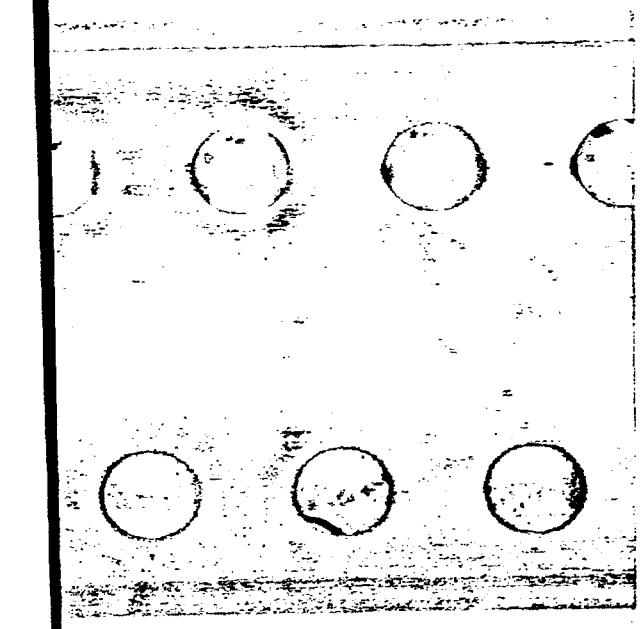
John-Paul Richiuso and wife, Gina M. Richiuso

RETURN TO:

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tenessee 37201 File #30882

9579 02/04 0101 CHECK $30.53





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

RECEIVED OF _____

FOR _____

BOOK 8857 PAGE 132

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	86900.00
			CON TX	321.53
			PRFEE	1.00
			WDEED	8.00
			TOTAL	330.53
			CHECK	330.53
02/04/93	01	09:19	0001	9379

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9.1.9.5.

IDENTIFICATION REFERENCE

FEB 4 9 21 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 617899