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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

REGISTER'S OFFICE
'93 MAR 29 PM 3:05

041138

THIS INDENTURE, made and entered into as of the **26th** day of **March, 1993** by and between

Richard A. Bangert and Diana L. Bangert, Husband and Wife ,

hereinafter referred to as Grantor, and

Erminie Gruber, unmarried ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being a certain building sit (Lot) identified as No. 186, as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, page 67-71, as amended, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard A. Bangert and wife, Diana L. Bangert by deed from Sovran Bank/Central South, a Tennessee banking corporation of record in Book 8056, 658, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to Plan of record in Book 5050, page 68; setback lines and easements all of record in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

[illegible] 03/29 0101 03CHECK 1045.00

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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Richard A. Bangert

Richard A. Bangert

Diana L. Bangert

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INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Richard A. Bangert and Diana L. Bangert, Husband and Wife**, the within named bargainors, 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, at office, this **26th** day of **March, 1993**.

Notary Public

Commission Expiration: 11-27-93

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$280,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

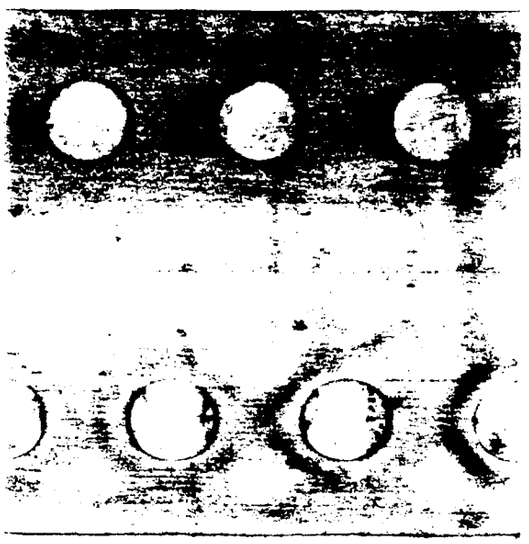
Affiant

Subscribed and sworn to before me this **26th** day of **March, 1993.**

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Sears Mortgage Corp. 440 N. Fairway Drive Vernon Hills, IL	186 Moultrie Park Nashville, TN 37205 MAP PARCEL NUMBER 116-8-G-186co



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

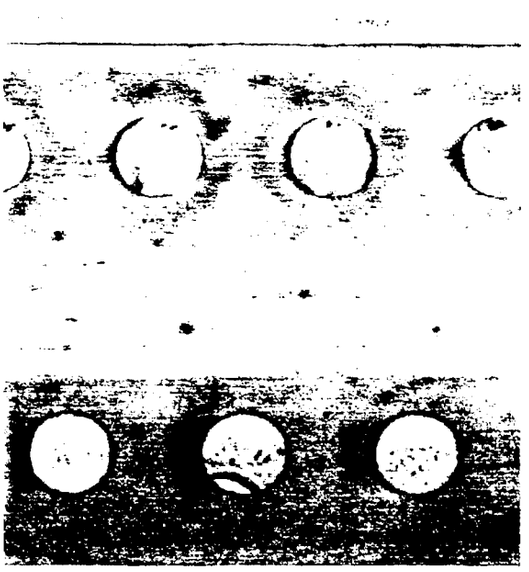
RECEIVED OF _____

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
280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 8.00
TOTAL 1045.00
CHECK 1045.00

03/29/93 01 15:04 0001 6789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 1 3 8

REFERENCE

29 3 05 PM '93

No. 634252