This Instrument Prepared By:

Box 60

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 8965 PAGE 954

ADDRESS NEW OWNER:
Robert D. Ringenberg II
4815 Abbay Dr.
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sears Mortgage Corporation
P. O. Box 8111
Vernon Hills, Illinois 60061

MAP AND PARCEL:

MAP	147
GROUP	2
PARCEL	52

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ralph E. Cotnoir and wife, Dianne B. Cotnoir, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert D. Ringenberg II and wife, Elizabeth J. Ringenberg, 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. 178 on the Plan of Abbay Hall, Section II, of record in Book 2331, page 38, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ralph E. Cotnoir and wife, Dianne B. Cotnoir by deed from James R. Davis, Jr. and wife Marian E. Davis of record in Book 5342, page 51, Register's Office for Davidson County, Tennessee.

This is improved property known as 4815 Abbay Dr., Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1993 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert D. Ringenberg, II and wife, Elizabeth J. Ringenberg, their heirs and assigns, forever; and we, Ralph E. Cotnoir and wife, Dianne B. Cotnoir 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 24th day of May, 1993.

Ralph E. Cotnoir 5/24/93
Ralph E. Cotnoir

Dianne B. Cotnoir 5/24/93
Dianne B. Cotnoir

25269

IDENTIFI REFERENCE

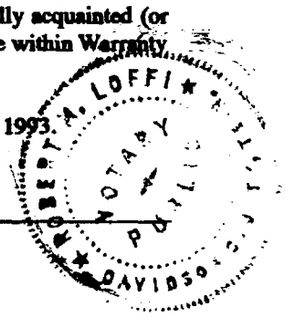
JUN 1 2 55 PM '93

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ralph E. Cotnoir and wife, Dianne B. Cotnoir the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 24th day of May, 1993.



NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 110,900.00.

AFFIANT

Subecribed and sworn to before me this 24th day of May, 1993.

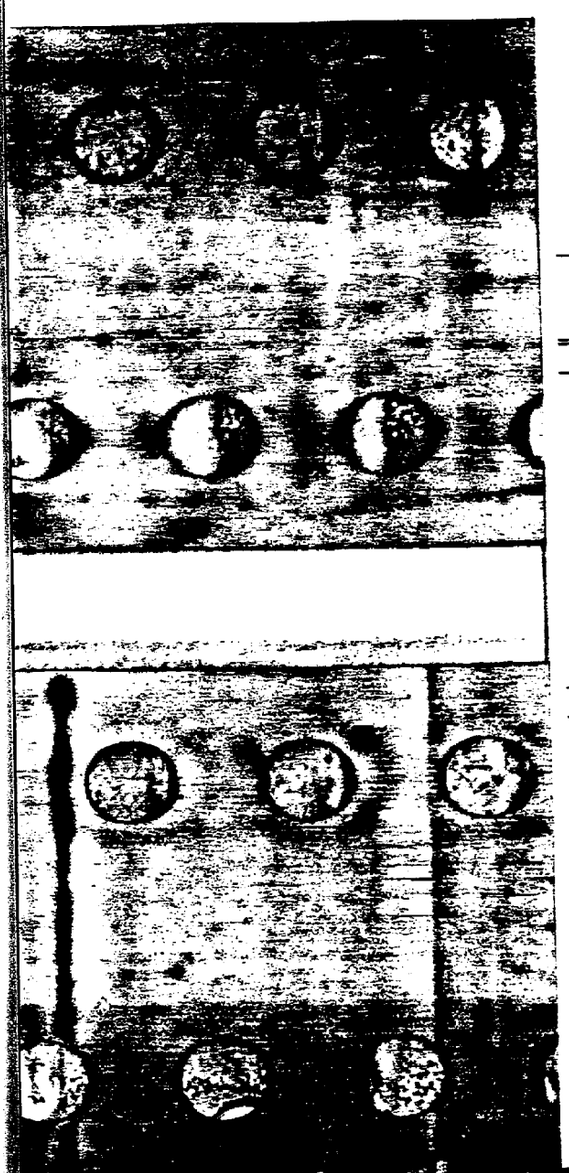
NOTARY PUBLIC



My Commission Expires: November 20, 1996

1917 06/01 0101 03CHECK 419.33

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



RECEIVED OF _____

FOR _____

BOOK 8965 PAGE 956

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	
				110900.00
			CON TX	410.33
			PRFEE	1.00
			WDEED	8.00
			TOTAL	419.33
			CHECK	419.33
06/01/93	01		14:55 0001	1917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.5'2 6'9

IDENTIFICATION REFERENCE

JUN 1 2 55 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 657280