BOOK 8990 PAGE 244

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,250.00

David W. Gafford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 93

Notary Public

MY COMMISSION EXPIRES: 7/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #31288

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Gafford (NAME)	Sears Mortgage Corporation (NAME)	MAP 41-11
1204 Rugby Drive (ADDRESS)	440 North Fairway Drive (ADDRESS)	PARCEL 90
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Vernon Hills, Illinois 60061 (CITY) (STATE) (ZIP)	12D 39700

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, Douglas Bain and wife, Linda G. Bain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Gafford and Allison Hope Bernhardt, both unmarried person Joint tenants with right of survivorship

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, Tennesse, being Lot No 374 on the Plan of Bellshire Estates - Section "A", as of record in Book 2331, Pages 115 & 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Douglas Bain and wife, Joan Bain by deed from Sherian Kay Penick of record in Book 1553, Page 526, Register's Office for Davidson County, TN. Joan Bain has since died.

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

33312
IDENTIF. ↑ REFERENCE

93 JUN 22 PM 4:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0810 06/22 0101 03CHECK 327.94

unimproved ( )
This is improved (X) property, known as 1204 Rugby Drive, Nashville, TN 37217
(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 21st day of June 19 93

Douglas Bain

Douglas Bain

Linda G Bain

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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 Douglas Bain and wife, Linda G. Bain

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 21st day of June, 1994.

Commission expires 7/23/94

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 _____

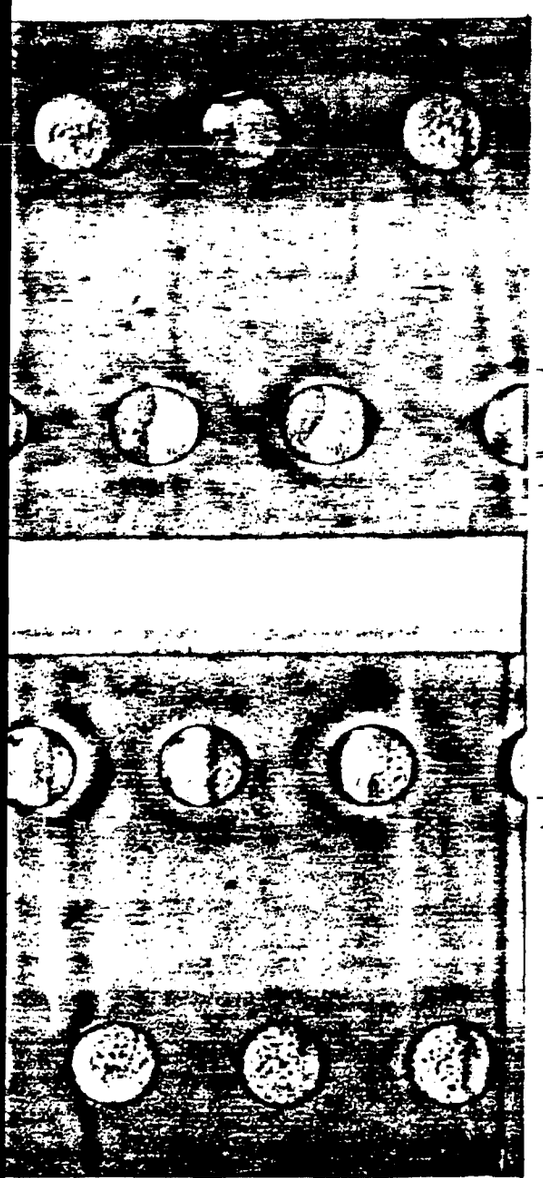
Notary Public

WARRANTY DEED

FROM
Douglas Bain and wife, Joan Bain

TO
David W. Gafford and Allison Hope Bernhardt

RETURN TO:
Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #31288



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	86250.00
CON TX	318.94
PRFEE	1.00
WDEED	8.00
TOTAL	327.94
CHECK	327.94

06/22/93 01 16:22:00001 0810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33312
IDENTIF. ← REFERENCE

93 JUN 22 PM 4:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 666045