This Instrument Prepared By: **Box 60**

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

WARRANTY DEED

BOOK 9010 PAGE 786

ADDRESS NEW OWNER:
David R. Steffens and Nikki K. Steffens
1309 Forrest Oaks Court, North
Nashville, TN 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sears Mortgage Corporation
2500 Lake Cook Road
Riverwoods, Illinois 60015

MAP AND PARCEL:
MAP 155
GROUP 8C
PARCEL 133

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, Lee Chira and William C. Demetree, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David R. Steffens and wife, Nikki K. Steffens, 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. 133 on the Plan of Poplar Creek Estates, Phase II, of record in Plat Book 6900, pages 339 through 347, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Lee Chira and William C. Demetree by deed from Lee Chira, Trustee for Nashville Properties Partnership, of record in Book 8851, page 86, Register's Office for Davidson County, Tennessee.

This is improved property known as 1309 Forrest Oaks Ct., North, Nashville, TN 37221.

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.

2434 07/09 0101 03CHECK 524.78

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David R. Steffens and wife, Nikki K. Steffens, their heirs and assigns, forever; and we, Lee Chira and William C. Demetree 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 2nd day of July, 1993.

Lee Chira by Linda J. Knudsen, Attorn. in Fact
Lee Chira by Linda Knudsen as
Attorney-in-Fact

William C. Demetree by Linda J. Knudsen
William C. Demetree by Linda Knudsen
as Attorney-in-Fact

39744
IDENTIF. & REFERENCE

93 JUL -9 PM 3:41
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 Linda Knudsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Attorney-in-Fact for Lee Chira and William C. Demetree, and that as such Attorney-in-Fact she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 2nd day of July, 1993.

NOTARY PUBLIC

My Commission Expires: March 12, 1994

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

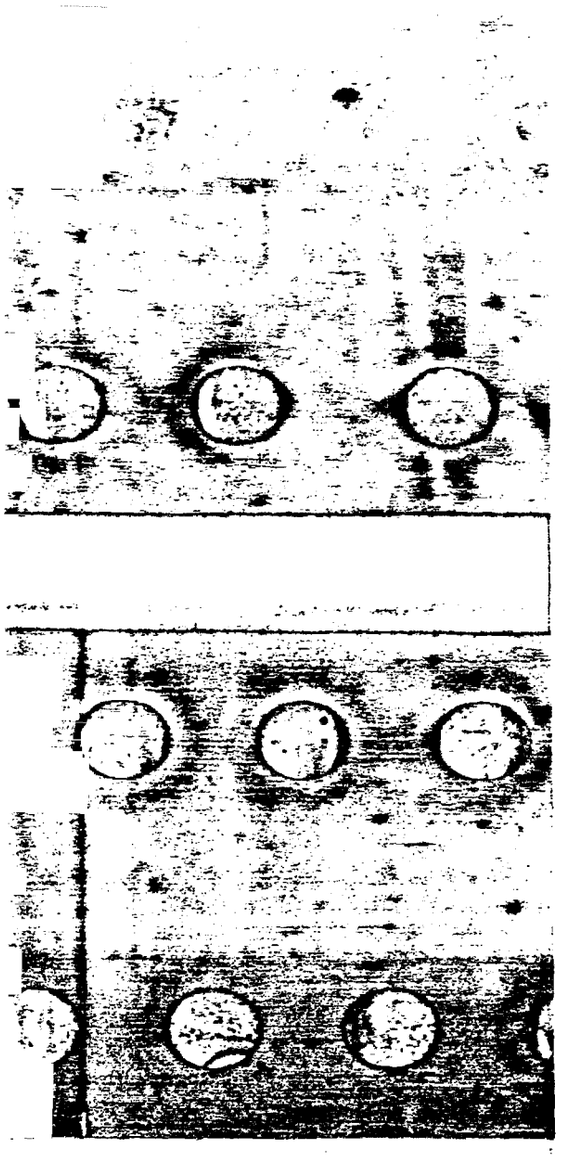
The actual value or consideration, whichever is greater, for this transfer is $ 189,408.80.

AFFIANT

Subscribed and sworn to before me this 2nd day of July, 1993.

NOTARY PUBLIC

My Commission Expires: March 12, 1994



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

RECEIVED OF _____

FOR _____

BOOK 9010 PAGE 788

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	
				139408-80
			CON TX	515-78
			PRFEE	1-00
			WDEED	8-00
			TOTAL	524-78
			CHECK	524-78
07/09/93	01		15:42 0001	2434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39744
IDENTIF. ↑ REFERENCE

93 JUL -9 PM 3:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 672870