File Box 30 (First Title)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 9052 PAGE 333

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL J. SAPORITO (NAME)	SEARS MORTGAGE CORPORATION (NAME)	176-5
5156 Hickory Grove (STREET ADDRESS OR ROUTE NUMBER)	2500 Lake Cook Road (STREET ADDRESS)	90
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Riverwoods, Illinois 60015 (CITY) (STATE) (ZIP)	2D 77167

FOR AND IN 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, PETE KNESEL AND WIFE, C. J. JUSTICE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. SAPORITO AND WIFE, VICTORIA I. SAPORITO

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 52 on the Plan of Hickory Woods, Section B, as of record in Plat Book 6900, page 512, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Pete Knesel and wife, C. J. Justice by deed from William M. Parker and wife, Audrey K. Parker of record in Book 8388, page 719, said Register's Office.

This conveyance is made subject to (1) 1993 Taxes, which have been assumed by the Grantees; (2) Covenants, Conditions and Restrictions of record in Book 7422, page 235 made applicable in Book 7422, page 304 superseded and amended in Book 7857, page 94, rerecorded in Book 7876, page 75; (3) By-Laws of record in Book 7932, page 648; (4) Charter of Incorporation of record in Book 7857, page 87, rerecorded in Book 7876, page 67; and (5) All matters appearing on the Plan of record in Plat Book 6900, page 512, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated July 21, 1989, in the original principal sum of $102,346.00, payable to Union Security Mortgage Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7898, page 206, said Register's Office.

53882
IDENTIF. & REFERENCE

93 AUG 19 PM 12:18
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5156 Hickory Grove Drive, Antioch, Tennessee 37013

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

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of August, 93

1777 08/19 0101 03CHECK 443.38

Pete Knesel
PETE KNESEL

C. J. Justice
C. J. JUSTICE

BOOK 9052 PAGE 334

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETE KNESEL AND WIFE, C. J. JUSTICE with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of August, 19 93.

My commission expires 11/25/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 117,419.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 93

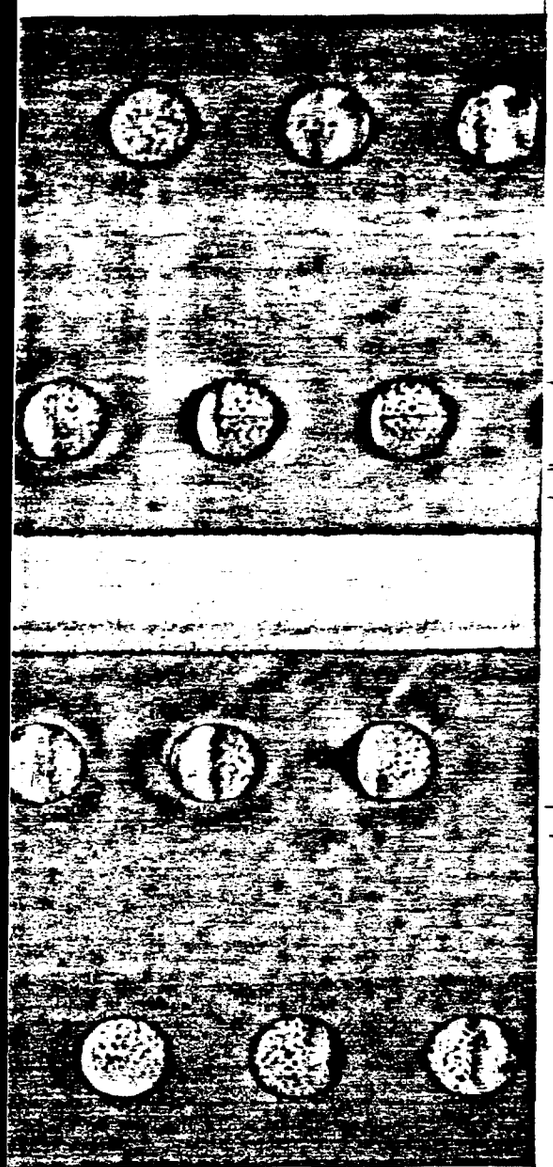
MY COMMISSION EXPIRES: 11/25/96 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM PETE KNESEL AND WIFE, C. J. JUSTICE

TO MICHAEL J. SAPORITO AND WIFE, VICTORIA I. SAPORITO

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
239 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9052 PAGE 335

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 117419.20
CON TX 434.38
PRFEE 1.00
WDEED 8.00
TOTAL 443.38
CHECK 443.38

08/19/93 01 12:19 0001 1777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53882
IDENTIF. ↑ REFERENCE

93 AUG 19 PM 12:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 688102