ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eric J. Bentley Leah D. Krauth 1710 Natchez Trace Nashville, TN 37212	Sears Mortgage Corporation 440 North Fairway Dr. Vernon Hills, IL 60061	Map 104-07-0 Parcel 81

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, B & G Construction, a partnership, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Eric J. Bentley, unmarried, Leah D. Krauth, unmarried, as joints tenants with right of survivorship and not as tenants in common (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 2 and the northerly 9 feet of Lot No. 3 on the Plan of Geo T. Waddey's Subdivision of Lots Nos. 1, 2, 3, and 4, of Stokes and Marshall's Subdivision, as of record in Book 421, page 42, Register's Office for said County. Said Lot No. 2 and part of Lot No. 3 front together 59 feet on the easterly side of Natchez Trace or 28th Avenue South, formerly Compton Avenue, and run back between parallel lines 145 feet to an alley.

Being the same property conveyed to B & G Construction, a partnership by deed from William L. Hunt, Trustee for the Edgar J. Doyle Trust and the Lester Hill Doyle Trust of record in Book 8950, page 961, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as 1710 Natchez Trace, Nashville, Tennessee 37212.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $99,500.00.

Leah D Krauth
Affiant

Subscribed and sworn to before me this 22nd day of October, 1993.

Notary Public

My Commission Expires March 26, 1994

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itselves, it's representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of October, 1993.

B & G Construction, a partnerhip

Howard Birdwell by Donald R. Northcutt, Atty in Fact

Howard Birdwell, Partner,
by: Donald R. Northcutt, attorney
in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 22nd day of October, 1993, before me personally appeared Donald R. Northcutt to me known to be the person who executed the forgoing instrument in behalf of Howard Birdwell, partner acknowledged that he executed the same as the free act and deed of said Howard Birdwell.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of October, 1993.

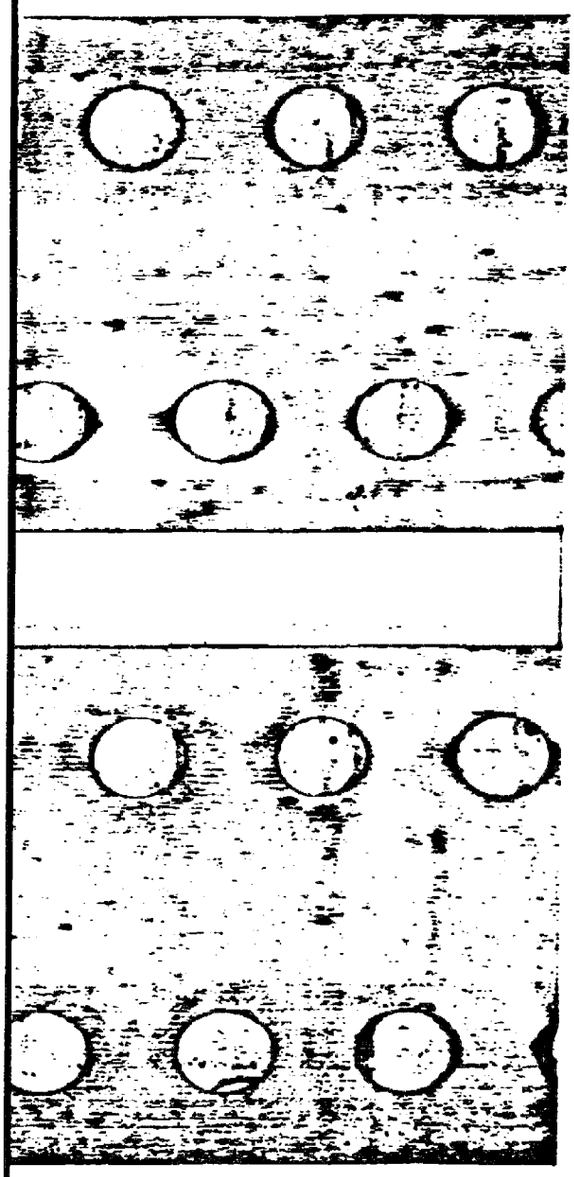
Notary Public

My Commission Expires: March 26, 1994

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

08207

6392 10/27 0101 03CHECK 377.15



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

RECEIVED OF _____

FOR _____

BOOK 9127 PAGE 865

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 99500.00
				CON TX 368.15
				PRFEE 1.00
				MDEED 8.00
				TOTAL 377.15
				CHECK 377.15
10/27/93	01			09:47 0001 6392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78288
IDENTIFICATION REFERENCE

93 OCT 27 [illegible]

No. 714211