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 which is hereby acknowledged, I, JEFF C. JONES, an unmarried person, hereinafter called the Grantor, have this day bargained and sold and by these presents do hereby transfer and convey unto GREGORY S. SEXTON and wife, JONI L. SEXTON, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land lying located and being in Davidon County, Tennessee, described as follows, to-wit:

7306 10/28 0101 03CHECK 245.80

BEING UNIT NO. 5782, on the Plan of Brentwood Trace Condominiums, Section 2, of record in Plat Book 5200, pagees 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED to Jeff C. Jones, unmarried, by deed from Barbara N. Etter, unmarried, of record in Book 7144, page 596, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY: 5782 Stonebrook Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Grantees, that he is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered except as follows:

1. All applicable ad valorem real property taxes subsequent to the year ending 1993.

2. The plan of record in Plat Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee.

3. The premises herein described is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101, et.seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, convenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums, a Condominium Development, of record in Book 5818, page 915, Register's Office for Davidson County, Tennessee, and the By-Laws of record in Book 5818, page 925, Register's Office for Davidson County, Tennessee, as amended in Book 5868, page 70, said Register's Office.

79143
IDENTIF. ↑ REFERENCE

93 OCT 28 PM 3:29
FELIX Z. HILSMAN
DAVIDSON COUNTY

PICK-UP

AND GRANTOR DOES FURTHER COVENANT AND BIND HIMSELF, his heirs and assigns, to warrant and forever defend the title to said property to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand on this the 27 day of October, 1993.

JEFF C. JONES

****

STATE OF TENNESSEE WILLIAMSON COUNTY

PERSONALLY APPEARED BEFORE ME, the undersigned, a Notary Public in and for said State and County, JEFF C. JONES, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Franklin, State of Tennessee, this 27 day of October, 1993.

April 5, 1997
My Commission Expires:

Notary Public

****

STATE OF TENNESSEE WILLIAMSON COUNTY

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, which ever is greater, is $ 64,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Gregory Sexton
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME this 27 day of October, 1993.

April 27, 1997
My Commission Expires:

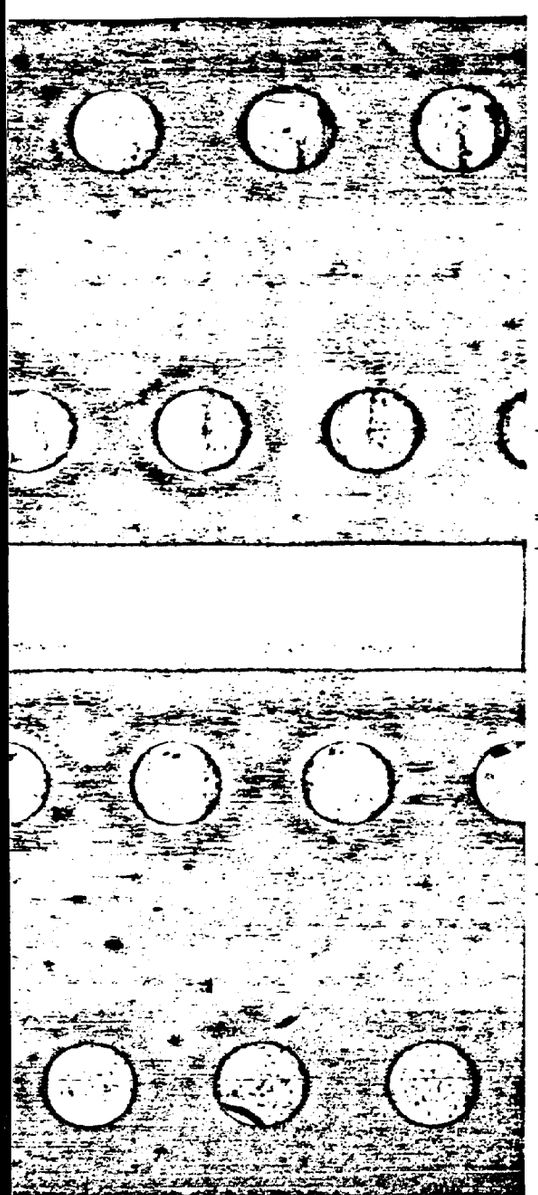
NOTARY PUBLIC

****

SEND TAX STATEMENTS TO: NEW OWNER:

SEARS MORTGAGE CORPORATION	GREGORY S. & JONI L. SEXTON
P.O. BOX 8111	5782 STONEBROOK DRIVE
VERNON HILL, IL 60061	BRENTWOOD, TENNESSEE 37027
MAP & PARCEL 160-14-0-D-42.00	wcet 93-2359

This Instrument Prepared By:
Williamson County Escrow & Title, Inc.
PATRICIA QUINN ROBERTSON, ESQ.
304 Public Square
Franklin, Tennessee 37064



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9130 PAGE 657

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 64000.00
MOR TX 236.80
PRFEE 1.00
WDEED 8.00
TOTAL 245.80
CHECK 245.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/28/93 01 15:30 0001 7306

79143
IDENTIF. ↑ REFERENCE

93 OCT 28 PM 3:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 715115