BU72

# WARRANTY DEED

BOOK 9138 PAGE 607

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF October 19 93

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

TATUM & JONES, ATTORNEYS, 2001 Charlotte Avenue, Suite 200, Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| JEANNE E. RIGGS (NAME) | SEARS MORTGAGE CORPORATION (NAME) | 91-16-A-106CO |
| 106 SYLVAN GLEN COURT (ADDRESS) | 440 North Fairway Drive (ADDRESS) | 12W-55056 |
| NASHVILLE, TN 37209 (CITY) (STATE) (ZIP) | Vernon Hills, IL 60061 (CITY) (STATE) (ZIP) | |

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, KAREN L. JOHNSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEANNE E. RIGGS AND WILLIAM R. RIGGS, BOTH UNMARRIED

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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 106, on the Plan of Phase I, Sylvan Glen Condominiums, of record as Exhibit C, in Book 7249, page 541, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Karen L. Johnson, Unmarried, by deed from Sylvan Glen Associates, a Tennessee Joint Venture, of record in Book 7430, page 741, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described individual condominium unit an undivided interest in and to the general and/or restricted common areas and facilities of Phase I, Sylvan Glen Condominiums, as said areas are set forth and defined in Master Deed of record in Book 7249, page 494, amended in Book 7346, page 974; By-Laws of record in Book 7249, page 526, amended in Book 7346, page 974; and Charter of record in Book 7249, page 490, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved ( X ) property, known as 106 SYLVAN GLEN COURT, NASHVILLE, TN 37209
(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 my hand this 29th day of October 19 93

Karen L. Johnson by Bruce Greig

KAREN L. JOHNSON
**BY: BRUCE GREIG, ATTORNEY-IN-FACT**

BOOK 9138 PAGE 608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____ _____
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

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 Bruce Greig, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of Karen L. Johnson, as her Attorney-in-Fact, as the free act and deed of the within named Karen L. Johnson.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 1993.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

NOTARY PUBLIC AT LARGE STATE OF

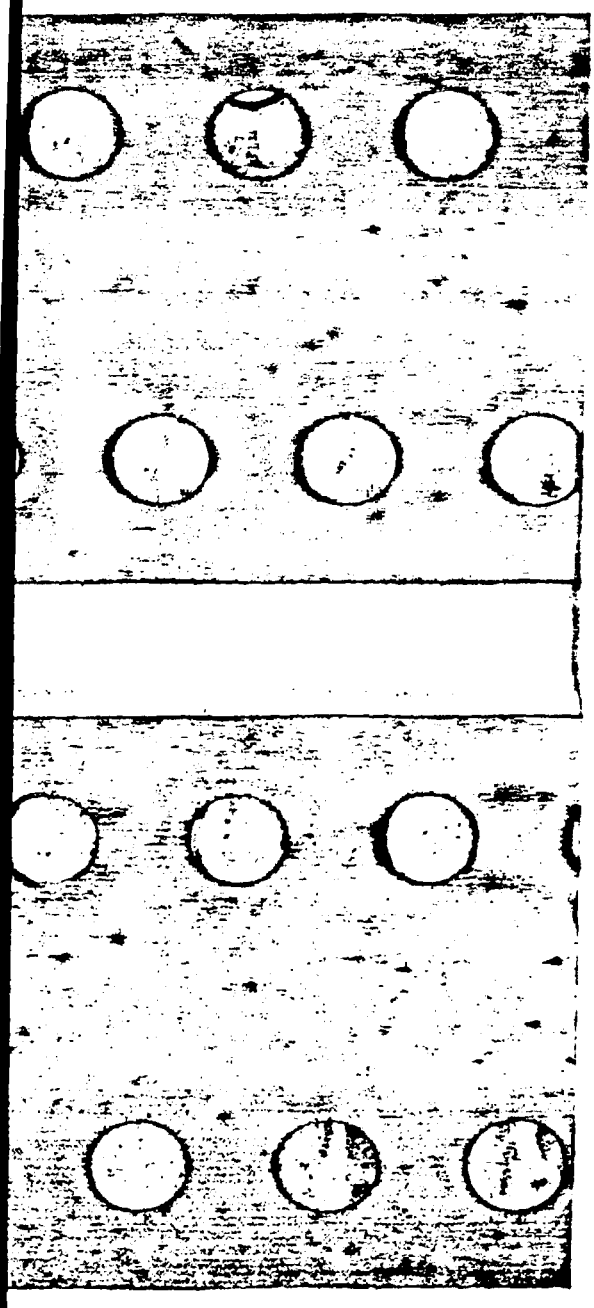
81397

IDENTIFICATION REFERENCE

93 NOV -3 PM 12:04

FILED FOR RECORD
DAVIDSON COUNTY, TN.

3653 11/03 0101 03CHECK 245.00



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

RECEIVED OF _____

FOR _____

BOOK 9138 PAGE 609

| | | |
|---|---|---|
| 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 |
| CON TX | 236.80 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 245.80 |
| CHECK | 245.80 |

11/03/93 01 12:05 0001 3653

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81397
IDENTIF. ↑ REFERENCE

93 NOV -3 PM 12:04

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

No. 717496