File 12023 File Box 38 (First Title & Escrow Co., Inc.)

WARRANTY DEED

BOOK 9153 PAGE 26

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD L. HUFF	SEARS MORTGAGE CORPORATION	Map 117-13-B
(NAME)	(NAME)	
306 St. James Park	2500 Lake Cook Road	Parcel 94
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215	Riverwoods, Illinois 60015	F.B. 7DA91445
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, J. WILLS OGLESBY AND WIFE, BARBARA R. OGLESBY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD L. HUFF AND WIFE, DONNA F. HUFF

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. 306 on the Plan of Phase One of Abbottsford, as of record in Plat Book 6250, pages 419 thru 421, amended in Book 6591, page 347, Book 6771, page 683 and Book 6800, page 164, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Wills Oglesby and wife, Barbara R. Oglesby by deed from The Zeitlin Group, a Tennessee joint venture of record in Book 8177, page 601, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 6478, page 177, amended in Book 6530, page 242; (2) Easements of record in Book 1037, page 572; (3) Covenants, conditions and Restrictions of record in Book 6537, page 303, amended and restated in Book 8106, page 1; (4) Dedication of common area of record in Book 7175, page 761; (5) Charter of record in Book 6548, page 213; and (6) All matters appearing on the Plan of record in Plat Book 6250, pages 419 thru 421 amended in Book 6591, page 347, Book 6771, page 683 and Book 6800, page 164, *said Register's Office.
*and (7) Agreement of record in Book 6555, page 328

8918 11/16 0101 03CHECK 1396.50

86214 IDENTIF. & REFERENCE

93 NOV 16 AM 10:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XX) property, known as 306 St. James Park, Nashville, Tennessee 37215

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 10th day of November, 19 93

J. WILLS OGLESBY

BARBARA R. OGLESBY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. WILLS OGLESBY AND WIFE, BARBARA R. OGLESBY

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 10th day of November, 1993.

My commission expires 11/26/96 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 Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF November, 1993.

MY COMMISSION EXPIRES: 11/26/96 (AFFIX SEAL)

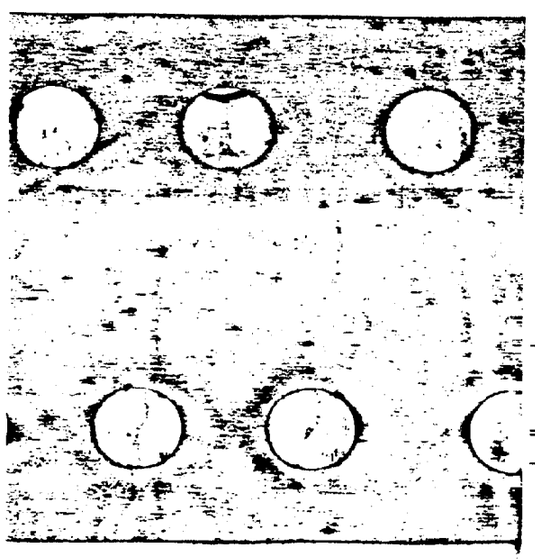
Notary Public

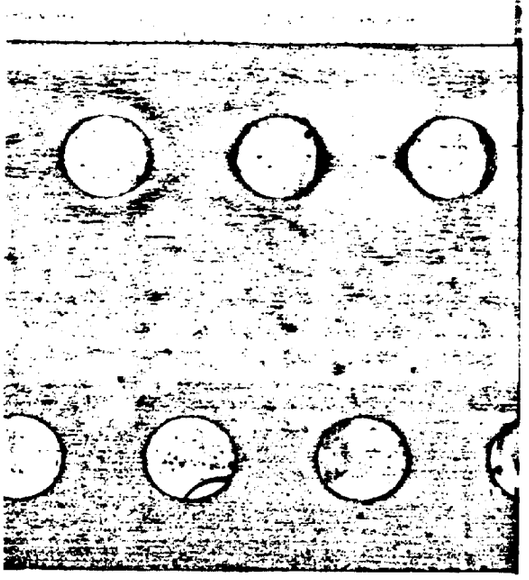
WARRANTY DEED

FROM: J. WILLS OGLESBY AND WIFE, BARBARA R. OGLESBY

TO: RONALD L. HUFF AND WIFE, DONNA F. HUFF

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 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 9153 PAGE 28

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 375000.00
CON TX 1387.50
PRFEE 1.00
WDEED 8.00
TOTAL 1396.50
CHECK 1396.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/16/93 01 10:58 0001 8918

86214
IDENTIF. & REFERENCE

93 NOV 16 AM 10:58

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

No. 722691