Box 35
#00273400 KBH

LIMITED WARRANTY DEED BOOK 9328 PAGE 503

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
West Investments, Inc.	SAME	93-10-64
611 St. Catherines Drive		93-14-204
Waycross, GA. 31502-0679		

By this Limited Warranty Deed, made April 27, 1994, **SEARS, ROEBUCK AND CO.**, a New York corporation, authorized to transact business in the State of Tennessee, whose address is 3333 Beverly Road, Hoffman Estates, Illinois 60179 ("Grantor"), sells and conveys unto **WEST INVESTMENTS, INC.**, a Georgia corporation, whose address is 611 St. Catherines Drive, Waycross, Georgia 31502-0679 ("Grantee"), for the sum of $10.00 and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the certain parcel of real estate located in the County of Davidson, State of Tennessee, and legally described on the attached and incorporated Exhibit "A", subject to:

(i) Building and zoning laws and ordinances and State and Federal regulations;

(ii) Real estate taxes and assessments, both general and special, not yet due and payable;

(iii) Rights of the public, easements, covenants, restrictions, reservations, and conditions of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that, to the best of the Grantor's knowledge, the same is unencumbered, except as above set forth.

Except as above set forth, Grantor, for itself and its successors and assigns, warrants that it has not done, nor suffered to be done, anything whereby the premises hereby granted are, or may be, encumbered or charged, and warrants and will defend the premises unto Grantee, and its successors and assigns, against any person lawfully claiming or to claim the same or any part thereof by, through and under Grantor, but not otherwise.

94 APR 29 PM 4:04
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
44648

NASH

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The actual consideration or value whichever is greater, for the transfer is $190,000.00.

SEARS, ROEBUCK AND CO.

By: _____
Barry D. Kaufman
Divisional Vice President
Real Estate

Subscribed and sworn to before
me this 27th day of April, 1994.

_____
Notary Public
My commission expires:

OFFICIAL SEAL
DIANE HAEGER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/06/97

This is improved property, known as 136 LaFayette Street, Nashville, Tennessee.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed and its name to be signed to these presents by its Vice President and attested by its Assistant Secretary.

ATTEST:

_____
Assistant Secretary

GRANTOR:

SEARS, ROEBUCK AND CO.

By: _____
Barry D. Kaufman
Divisional Vice President
Real Estate

This instrument was prepared by:

Diane Haeger
Sears, Roebuck and Co.
3333 Beverly Road
Hoffman Estates, Illinois 60179

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify, that Barry D. Kaufman, personally known to me to be the Divisional Vice President, Real Estate, of **SEARS, ROEBUCK AND CO.** and Robert C Bramlette, Jr., personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Divisional Vice President, Real Estate, and Assistant Secretary, they signed and delivered the said instrument as Divisional Vice President, Real Estate, and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27th day of April, 1994.

Diane Haeger
Notary Public

My Commission Expires

_____

OFFICIAL SEAL
DIANE HAEGER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/08/97

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 and the East Part of Lot No. 13 on the Map of O. Ewing Plan of Lots, as of record in Book 21, page 120, Register's Office of said County, and described according to a copy of a survey thereof made by Turner Engineering Company, Inc., dated September 9, 1959, as follows:

Beginning at an iron spike at the northwest intersection of 7th Avenue South and the first alley south of Lea Avenue; thence with the margin of 7th Avenue South, northerly 133.5 feet to the beginning of a curve; thence around said curve, northwesterly 44.9 feet to the south margin of Lea Avenue; thence with the margin of said Avenue, westerly 83 feet to an iron pin, which is 19 feet west of the corner of Lot Nos. 12 and 13; thence southerly 170.2 feet to the north margin of an alley; thence with the margin of said alley, easterly 110 feet to the point of beginning.

PARCEL 1 being the same property conveyed to Sears, Roebuck and Co., a New York corporation, by deed from F. Ray Edenfield and wife, Lucille G. Edenfield, of record in Book 2962, page 639, Register's Office for said County.

Parcel 2:

Land in Davidson County, Tennessee, being part of Lot 14 on the Plan of O. Ewing Addition, of record in Book 21, page 120, Register's Office for said County, and described according to a survey made by Turner Engineering Co., Inc., dated December 12, 1959, as follows:

Beginning at a point in the south margin of Lea Avenue 52.3 feet east of the southeast corner of said Avenue and a 15-foot alley; thence with said Avenue, South 85 deg. 44' east 41.1 feet to an iron pin; thence leaving said Avenue South 4 deg. 45' east 173.4 feet to an iron pin in the north margin of a 15-foot alley; thence with the margin of said alley; south 88 deg. 58' west 46.3 feet to an iron pin which is 47.4 feet east of the intersection of two 15-foot alleys; thence North 2 deg. 55' west 176.7 feet to the beginning.

PARCEL 2 being the same property conveyed to Sears, Roebuck and Co., a corporation, by deed from Joseph W. Gray and wife, Mary Bailey Gray, of record in Book 3029, page 263, Register's Office for said County.

EXHIBIT "A"

LEGAL DESCRIPTION - CONTINUED 0170 04/29 0101 03CHECK 724.00

Parcel 3:

Land in Davidson County, Tennessee, being the west part of Lot No. 13 and the east part of Lot No. 14 on the Map of O. Ewing Addition, as of record in Book 21, page 120, Register's Office, and described according to a survey made by Turner Engineering Co., Inc., dated February 12, 1959, as follows:

Beginning at a point on the south margin of Lea Avenue, formerly South Union Street, 128.4 feet east of the southeast corner of said Avenue, and a 15-foot Alley; thence leaving said Avenue, South 4 deg. 58' East 170.2 feet to an iron pin in the north margin of another 15-foot Alley; said pin being 110 feet west of the northwest corner of 7th Avenue South and said alley; thence with said alley, South 88 deg. 58' West 35 feet to an iron pin; thence leaving said alley, North 4 deg. 45' West 173.4 feet to an iron pin in the south margin of Lea Avenue; thence with the margin of the same, South 85 deg. 44' East 35 feet to the point of beginning.

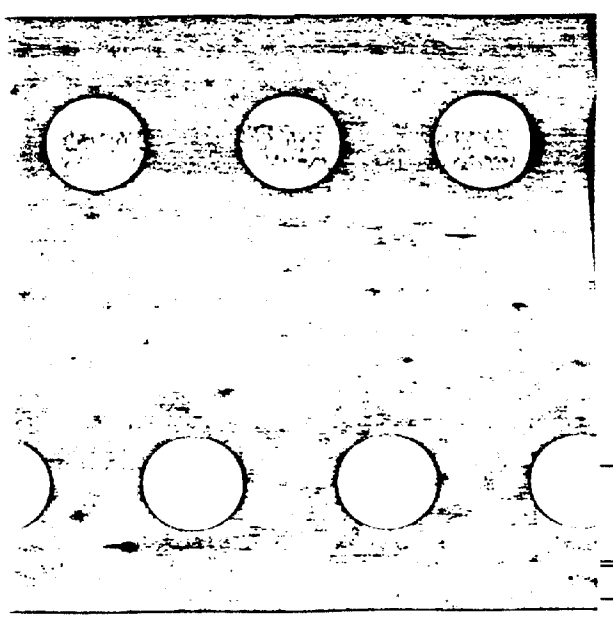
PARCEL 3 being the same property conveyed to Sears, Roebuck and Co., a corporation, by deed from Mary Jackson Riley and husband, John W. Riley, M. E. Jackson and Sadie Davis Jason, of record in Book 3028, page 443, Register's Office for said County.

Parcel 4:

All those certain lots, pieces or parcels of land known and designated as Lot Nos. 25, 26, 27 and 28 in O. Ewing's Addition to Nashville, as of record in Book 21, page 120, Register's Office for said County, more particularly bounded and described according to a survey dated July 25, 1929 made by W. B. Southgate, Surveyor, as follows:

Beginning at the corner formed by the intersection of the westerly line of 7th Avenue South (formerly Stevenson Avenue) and the northerly line of Drexel Place (formerly Central Street); thence northerly along the westerly line of 7th avenue, South, 176 feet to the southerly line of an alley between said Lot No. 25 above mentioned and Lot Nos. 11, 12, 13, and 14 in said plan; thence westerly along the southerly line of said alley 160 feet to the easterly line of another alley between said Lot Nos. 25, 26, 27 and 28 above mentioned and Lot No. 24 in said plan; thence southerly along the easterly line of said last mentioned alley, 185 feet to the northerly line of Drexel Place; thence easterly along Drexel Place 160 feet to the point or place of beginning.

PARCEL 4 being the same property conveyed to Sears Roebuck and Co., by deed from The Borden Company, of record in Book 2860, page 265, Register's Office for said County.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

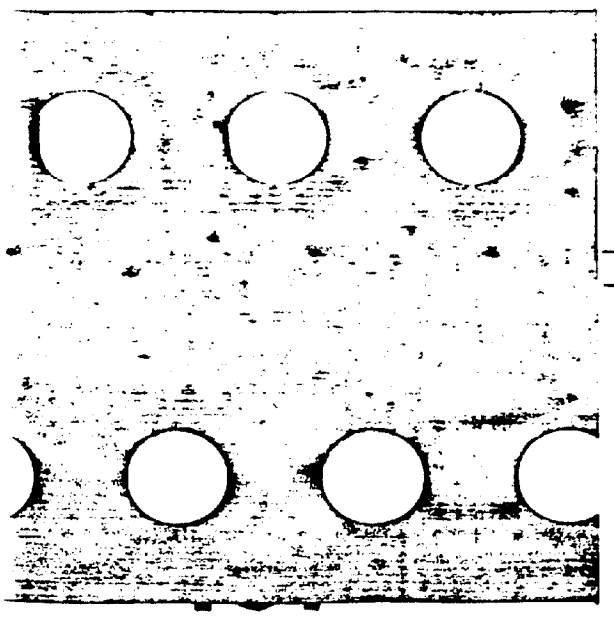
RECEIVED OF _____

FOR _____

BOOK 9328 PAGE 508

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 190000.00
CON TX 703.00
PRFEE 1.00
WDEED 20.00
TOTAL 724.00
CHECK 724.00

04/29/94 01 16:05 0001 0170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44648

IDENTIFICATION REFERENCE

94 APR 29 PM 1:04

REGISTER
DAVIDSON COUNTY, TN.

No. 785270