

THIS INDENTURE WITNESSETH

Chicago Title Insurance Company

That SYLVESTER JONES, JR. and WANDA HAMLAR JONES, husband and wife (herein referred to as Grantor, whether one or more) of _____ County, and State of _____

CONVEYS & WARRANTS

TAX STATE MENT

To CIRCUIT CITY STORES, INC., a Virginia corporation (herein referred to as Grantee, whether one or more), whose mailing address is Relocation Dept. 9950 Mayland Drive, Richmond, Virginia 23233-1464, for the sum of Ten and No/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described Real Property in Lake County, in the State of Indiana, to-wit:

LOT 31, INNSBROOK UNIT NO. 6, IN THE TOWN OF MERRILLVILLE, AS SHOWN IN PLAT BOOK 56, PAGE 18, IN LAKE COUNTY, INDIANA; including memberships and/or ownerships of non-municipal water and/or sewer systems, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that they are free from all encumbrances except as described herein, and that he will warrant and defend the same from all lawful claims whatsoever.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as they appear of record, if any, affecting the above described property.

The undersigned hereby represent that this real estate is not "property" as defined in Indiana Code 13-7-22, 5-6 and is not, and has not been used as a landfill or dump, and contains no underground storage tanks or toxic or hazardous waste or materials, and that no disclosure statement under Indiana Code 13-7-22, 5-1, et seq. (Indiana Responsible Transfer Law), is required for this transaction.

The address of such Real Property is commonly known as: 6349 Marshall Street Merrillville, Indiana 46410

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

KEY NO: 8-15-525-3

SEND TAX STATEMENTS TO:

IN WITNESS WHEREOF, The Grantor has hereunto set his Hand this 18th day of December 1995

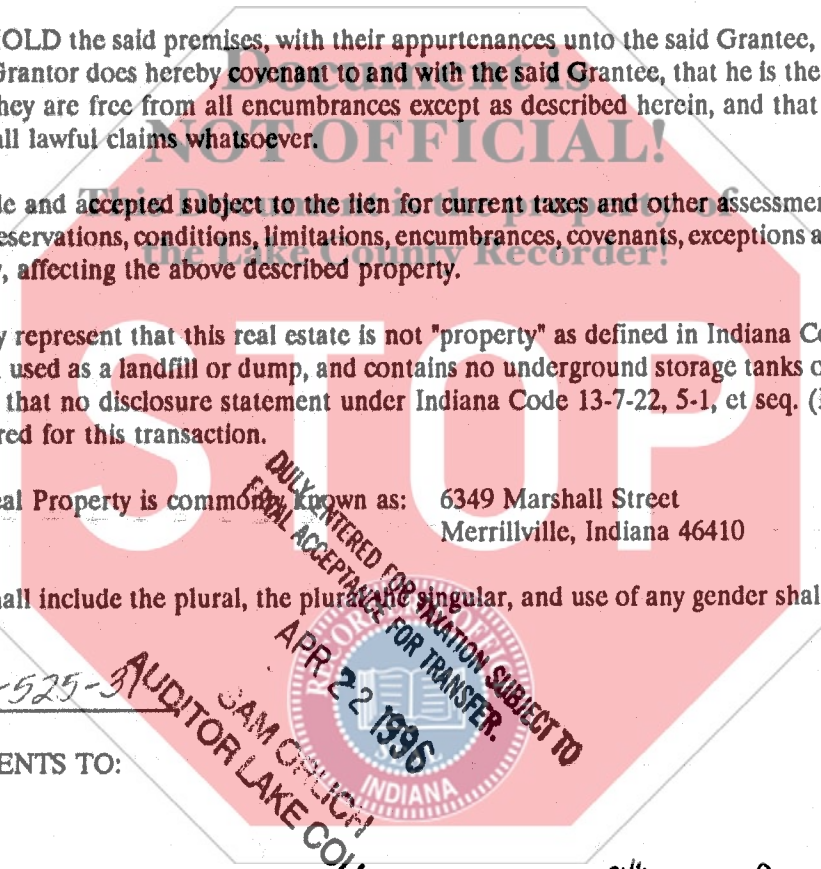
State of Merrillville Prime Georges County ss:

Sylvester Jones, Jr.
SYLVESTER JONES, JR.

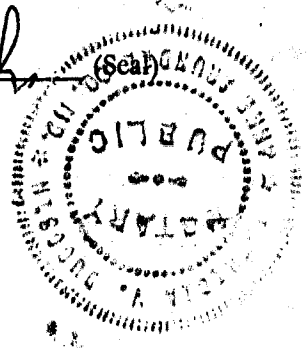
Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named SYLVESTER JONES, JR. on December 18, 1995, and acknowledged the execution of the foregoing Deed to be his voluntary act and deed, in witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires:

Patricia N. Swanson Notary Public

Resident of Anne Arunde County



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MARGARET E. CULLEN
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD



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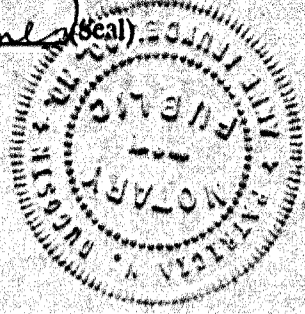
1200 ct

Seller: SYLVESTER JONES, JR.

Date ID: 2432000194

State of Maryland, Prince George's County ss:

Wanda Hamlar Jones (Seal)
WANDA HAMLAR JONES



Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named WANDA HAMLAR JONES on December 18, 1993 and acknowledged the execution of the foregoing Deed to be her voluntary act and deed, in witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires:

Patricia S. DeCase Notary Public

Resident of Anne Arundel County



Prepared in the Law Office Of:

James P. Lazar, P.C.
5949 Sherry Lane, Suite 111
Dallas, Texas 75225