WARRANTY DEED

BOOK 5263 PAGE 319

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne R. Michelsen Attorney at Law 20 North Wacker Drive Chicago, Illinois 60606	Employee Transfer Corporation (NAME) 2775 Villa Creek Drive, Suite 150 (STREET ADDRESS) Dallas, Texas 75234 (CITY) (STATE) (ZIP)	ETC 150-9-35 2923 Walnut Crest Antioch, Tenn.

THIS INDENTURE, made and entered into this 6th day of March, 19 78, by and between

MARK K. FRANKEL AND WIFE, SUSAN T. FRANKEL party of the first part, and

EMPLOYEE TRANSFER CORPORATION, an Illinois Corporation party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON State of Tennessee,

Said Lot No. 161 fronts 80.0 feet on the westerly side of Walnut Crest Drive and runs back between lines measuring 223.0 feet on the northerly line and 260.96 feet on the southerly side to a dead line in the rear measuring 103.57 feet thereon. Land in Davidson County, being Lot No. 161 on the Plan of Forest View Park, Section 1, as of record in Book 3700, page 110, said Register's Office.

Being the same property conveyed to Mark K. Frankel and wife, Susan T. Frankel, by deed from The Equitable Life Assurance Society of the United States, a New York Corporation, of record in Book 5223, page 601, said Register's Office. Subject to easements and restriction of record.

PROPERTY ADDRESS:
2923 Walnut Crest

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

SUBJECT TO: Deed of trust executed by Mark K. Frankel and wife, Susan T. Frankel to R. Vance Allred, Trustee, dated November 10, 1977, and recorded in Book 5223, page 603, Register's Office of Davidson County, Tennessee, to secure to Realty Mortgage, Inc., the payment of a not for $43,000.00, or payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein and 1977 Taxes.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Mark K. Frankel
MARK K. FRANKEL

Susan T. Frankel
SUSAN T. FRANKEL

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

MARK K. FRANKEL AND WIFE, SUSAN T. FRANKEL to me known to

be the person..... described in and who executed the foregoing instrument, and acknowledged that ....he..... executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 10th day of March, 19 78.

My commission expires Feb 2, 1981

Judith A. Marr
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $46,700, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Nancy Vole
Affiant

Subscribed and sworn to before me this 15th day of March, 19 78

Mary Emery Notary Public
Com. expires 4/21/80

State tax ..... $.....
Register's fee ....
Recording fee..... .....
Total ..... $.....
T.G.#

Form 101 by
Chicago Title Insurance Company
101 North Main Street
Memphis, Tennessee 38103

MAR 17 78	CONV	46,700.00			
MAR 17 78	S'TAX		B*	121.42	
MAR 17 78	PR'FEE		B*	.50	
MAR 17 78	W'DEED		B*	4.00	* 125.92

1st

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN.

WARRANTY DEED

FROM

TO

E 55195

IDENTIF. REFERENCE

MAR 17 12 49 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
101 North Main Street
Memphis, Tennessee 38103