THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Roland F. Habicht
1728 Stokes Lane
Nashville, TN. 37215

MORTGAGEE:
The Lomas and Nettleton Company
2001 Bryan Tower
Dallas, Texas 75201

MAP-PARCEL NUMBERS:
MAP 117-07
PARCEL 55
16DA-01690

BOOK 6990 PAGE 271

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael R. Petracek and wife, Constance E. Petracek hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roland F. Habicht and wife, Nancy C. Habicht hereinafter called the Grantee, Grantee's 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 the westerly portion of Lot 11 on the plan of Walter Stokes Homeplace, of record in Book 974, page 92 as amended by Zone Lot Division of record in Book 5190, page 671, both in Register's Office for said County.

SAID portion of Lot No. 11 fronts 50.0 feet on the northerly margin of Stokes Lane and extends back between parallel lines a distance of 205.04 feet to a line in the rear.

Being the same property conveyed to Michael R. Petracek and wife, Constance E. Petracek by deed from Henrietta T. Grubbs, unmarried of record in Book 6395, page 488, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5967, page 379, said Register's Office, and to the matters set forth in the above referenced plan of record.

This instrument is executed on behalf of Michael R. Petracek by Constance E. Petracek as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as an exhibit to this deed and incorporated herein by reference.

This is (un)improved property, known as 1728 Stokes Lane, Nashville, TN. 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 23rd day of September, 19 86.

Constance E. Petracek

Michael R. Petracek
BY: Constance E. Petracek, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of September, 19 86, before me personally appeared Constance E. Petracek, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission Expires: 11-22-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6990 PAGE 272

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, 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 $ 135,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 23rd day of September, 1986.

My Commission Expires: 10-2X-88

_____
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 Constance E. Petracek, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Michael R. Petracek as his Attorney in Fact as the free act and deed of the within named Michael R. Petracek.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of September, 1986.

_____
NOTARY PUBLIC

My commission expires: 10-2X-88

WARRANTY DEED

from:
Michael R. Petracek and wife,
Constance E. Petracek

to:
Roland F. Habicht and wife, Nancy C. Habicht

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-25770

BOOK 6990 PAGE 273

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Affiant

Sworn to and subscribed before me this 23rd day of September, 1986.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE TENNESSEE

RECORDED
SEP 25 9 50 AM '86
WILLIAM L. WILKINS
REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

46167

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

RECEIVED OF _____

FOR _____

BOOK 6990 PAGE 274

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
		135000.00	CAMT.	
			378.00 CSTAX	
			378.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
[illegible]				
[illegible]				

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VD		378.00	CSTAX
			CHECK 387.50
6564A	09/25/86	BAL	.00

46167

IDENTIFICATION REFERENCE

SEP 25 9 50 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299275