THIS INSTRUMENT PREPARED BY: Mail

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry P. Strzelecki	Troy & Nichols, Inc.	MAP 104-11-A
(NAME)	(NAME)	
2134 Fairfax Avenue #A-2	P. O. Box 4025	PARCEL 2 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Monroe, Louisiana 71211-4025	24W 15002
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND FIVE HUNDRED AND 00/100---------- *Dollars,*

Bob Farnsworth

have this day bargained and sold, and do hereby transfer and convey unto the said Henry P. Strzelecki

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING Unit No. A-2, Parcel No. 2 of the Villager West Condominiums, as of record in Book 5210, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Bob Farnsworth, unmarried, by deed from Betty Doak Elder, unmarried, of record in Book 6723, page 317, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book 6526, page 988, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

Amanda Cunningham Farnsworth joins in this conveyance to convey any interest she may have in the property, particularly any marital interest.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 40,500.00

Subscribed and sworn to before me this the 4th *day of* August, 19 87

Affiant Henry P. Strzelecki

My commission expires: March 11, 1990 *(Affix Seal)*

Notary Public

J. A. WATTS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is improved ( ) unimproved (XX) property, known as 2134 Fairfax Avenue #A-2, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address (City or Town)

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 the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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

Witness our hands this 4th *day of* August, 19 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bob Farnsworth
Bob Farnsworth

Amanda Cunningham Farnsworth
Amanda Cunningham Farnsworth

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* Bob Farnsworth and wife, Amanda Cunningham Farnsworth

the within named bargainor, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 4th *day of* August, *19* 87.

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE

Commission expires March 11, 1990

Mitchell A. Watts
Mitchell A. Watts, *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____, *Notary Public*

Commission expires _____

5 3 5 2 3

IDENTIFICATION REFERENCE

AUG 6 3 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Bob Farnsworth

TO

Henry P. Strzelecki

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

40500.00 CAMA
113.40 STAX
.50 PREP
6.00 MTG
CHECK 119.90-
8843A08/06/97 BM .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53523

IDENTIFICATION REFERENCE

AUG 6 3 10 PM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 02824