THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Robert E. Sabel
523 Fairfax Avenue
Nashville, TN 37212

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 104-11
PARCEL 124
24W-6925

WARRANTY DEED

BOOK 7364 PAGE 23

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,

523 Fairfax Joint Venture

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert E. Sabel

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 Lot No. 1 of Block No. 5 on the plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for said County.

SAID Lot No. 1 of Block No. 5, which is a corner lot, fronts 80 feet on the southerly margin of Fairfax Avenue and fronts 165 feet on the westerly margin of 28th Avenue, South, and extends back 87.6 feet on the southerly line and 165 feet on the westerly line to a point of intersection.

BEING the same property conveyed to 523 Fairfax Joint Venture by deed from Third National Bank in Nashville, Guardian for Willie Belle Argo, et al, of record in Book 7097, page 696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is (un)improved property, known as 523 Fairfax Avenue, Nashville, TN 37212.

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 25th day of September, 19 87.

523 Fairfax Joint Venture
By: Richard D. Minnigan
Richard D. Minnigan, joint venturer

523 Fairfax Joint Venture
By: David W. Minnigan
David W. Minnigan, joint venturer

523 Fairfax Joint Venture
By: Ronald M. Lustig
Ronald M. Lustig, joint venturer

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7364 PAGE 24

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

SEP 28 11 40 AM '87
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

6 9 1 8 6

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 110,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 25th day of September, 1987.

My Commission Expires: Nov 1, 1987

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard D. Minnigan, David W. Minnigan, and Ronald M. Lustig, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oaths acknowledged themselves to be the joint venturers of 523 Fairfax Joint Venture, the within named bargainor, a joint venture, and that as such joint venturers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the joint venture, the said Richard D. Minnigan, David W. Minnigan, and Ronald M. Lustig as such joint venturers.

Witness my hand and official seal at Nashville, Tennessee, this the 25th day of September, 1987.

_____
NOTARY PUBLIC

My commission expires: Nov 1, 1987

WARRANTY DEED

from:
523 Fairfax Joint Venture

to:
Robert E. Sabel

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27026

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7364 PAGE 25

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

100500.00- CAMT.
309.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 315.90-
7157A09/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.9.1.8.6.

IDENTIFICATION REFERENCE

SEP 28 11 40 AM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 20729