THIS INSTRUMENT PREPARED BY:

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

Mail

BOOK 7454 PAGE 259

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey E. Steinberg (NAME)	Nationwide Lending Group, Inc. (NAME)	Map 149-1-0-B
717 Leadenhall Court (STREET ADDRESS OR ROUTE NUMBER)	1125 Troup Street (STREET ADDRESS)	Parcel 47 CO
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Augusta, Georgia 30904 (CITY) (STATE) (ZIP)	02D 76091

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND NINE HUNDRED AND NO/100------
----------($110,900.00)---- *Dollars,*

STERLING INTERESTS, INC., a Tennessee corporation

have this day bargained and sold, and do hereby transfer and convey unto the said JEFFREY E. STEINBERG and wife,
JULIE ST. ANNE

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

BEING Lot No. 290 on the plan of Piccadilly Squre, Phase III, of record in Book 6250, pages 892-894, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Sterling Interests, Inc. by deed from Wellington Enterprises, Ltd., a New York corporation authorized to do business in Tennessee as Wellington Enterprises, Ltd., Inc., of record in Book 7157, page 539, said Register's Office.

99527.

IDENTIFICATION REFERENCE

JAN 22 11 33 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 110,900.00

Subscribed and sworn to before me this the 15th *day of* January *19* 88

My commission expires: 11/12/90 *(Affix Seal)*

Affiant Tammy K. Holley

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 717 Leadenhall Court *(House Number)* *(Street)* Antioch, Tennessee 37013 *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 15th *day of* January *19* 88, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STERLING INTERESTS, INC.

BY: Nicholas S. Psillas, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

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

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Nicholas S. Psillas, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Sterling Interests, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 15th *day of* January, *19* 88.

Commission expires 11-12-90 Tammy K. Holley *Notary Public*

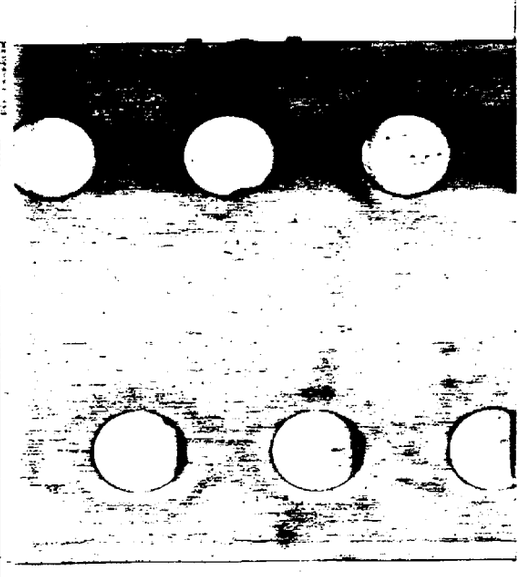
TAMMY K. HOLLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

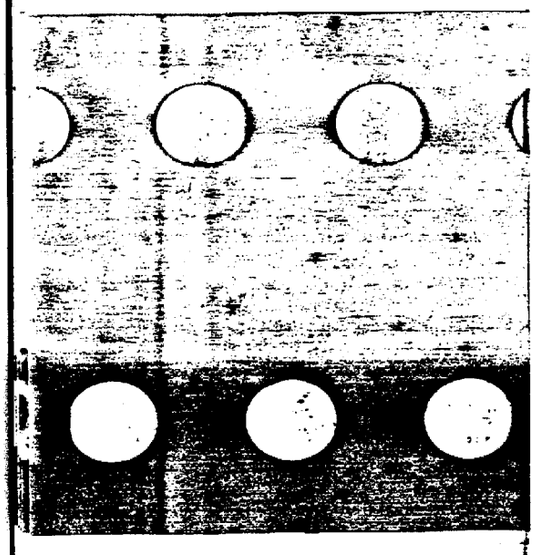
WARRANTY DEED

FROM
Sterling Interests, Inc.

TO
Jeffrey E. Steinberg and wife, Julie St. Anne

0526 01/22 0101 03CHECK 317.02





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7454 PAGE 261

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	CAMT
	~~110000.00~~
SCA TX	~~310.52~~
PRFEE	0.50
WDEED	6.00
TOTAL	317.02
CHECK	317.02

01/22/88 01 11:37 0001 0526

9.9527.

IDENTIFICATION REFERENCE

JAN 22 11 33 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 55460