BOOK 7459 PAGE 988

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Deborah E. Molteni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF January, 19 88

Notary Public

MY COMMISSION EXPIRES: 3 DEC 90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDDIE MONTGOMERY, ATTORNEY AT LAW
215 CENTERVIEW DRIVE, SUITE 150 - BRENTWOOD, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (MORTGAGE COMPANY)	MAP-PARCEL NUMBERS
Deborah E. Molteni (NAME)	Cucorp, Incorporated (NAME)	096-13-0
2808 Branwood Drive (ADDRESS)	1400 Eighth Avenue South (ADDRESS)	082.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	03DZ60226

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas A. Lundborg, Jr. unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah E. Molteni, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

BEING Lot No. 107 on the Plan of Twin Lawn Subdivision, as of record in Book 2331, page 9, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas A. Lundborg, Jr., by deed from Thomas A. Lundborg, Sr., Trustee of record in Book 7320, Page 126, Register's Office, Davidson County, Tennessee.

Limited Power of Attorney for Thomas A. Lundborg, Sr., Trustee to act for Thomas A Lundborg, Jr., is of record in Book 7428, page 20, said Register's Office Davidson County.

This conveyance is subject to any and all existing easements of record.

01636

IDENTIFICATION REFERENCE

FEB 1 11 12 AM '88

DAVIDSON COUNTY, TN

2980 02/01 0101 03CHECK 124.10

This is unimproved ( ) improved (X) property, known as 2808 Branwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 28th day of January, 19 88

Thomas A. Lundborg, Jr. by Thomas A. Lundborg Sr. atty in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Lundborg, Jr.

the 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 Brentwood Tennessee, this 28th day of January 19 88

Commission expires 3-11-90

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who

his oath / himself

upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Thomas A. Lundborg, Jr.

TO

Deborah E. Molteni

RETURN TO:

MONTGOMERY & ASSOCIATES
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

EDDIE MONTGOMERY
ATTORNEY - AT - LAW
215 Centerview Drive, Suite 150
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

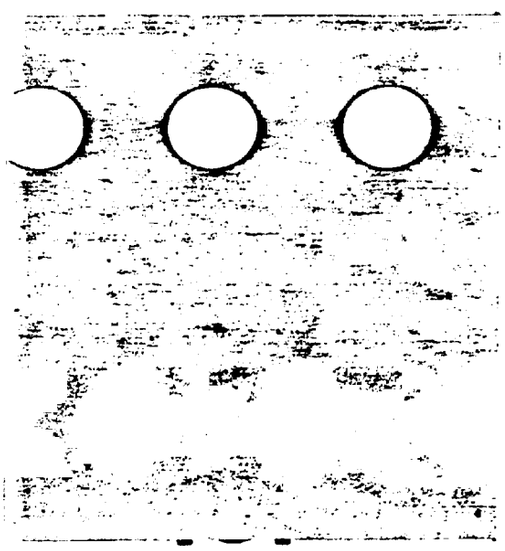
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Lundborg, Sr., Trustee, with whom I am personally acquainted, and who acknowledged that he executed the wihin instrument on behalf of Thomas A. Lundborg, Jr. as his Attorney in Fact as the free act and deed of the within named Thomas A. Lundborg, Sr., Trustee.

Witness my hand andofficial seal at Brentwood, Tennessee, this 28th day of January, 1988.

My Commission Expires:
3-11-90

Notary Public





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

CAMT 42000.00
CON TX 117.60
PRFEE 0.50
WDEED 6.00
TOTAL 124.10
CHECK 124.10

02/01/88 01 11:22 0001 2980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01636

IDENTIFICATION REFERENCE

FEB 1 11 12 AM '88

DAVIDSON COUNTY, TN

No. 57863