BOX 10

WARRANTY DEED

Address New Owner As Follows:
Randy L. Rader, Et Ux
3620 Rainbow Place
Nashville, Tennessee 37204

SEND TAX BILLS TO:
City Federal Savings Bank
125 Belmont Drive
Somerset, NJ 08873

Map-Parcel
Map 118-14
Par. 92

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THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY
CANTRELL AND KIRBY ATTORNEYS, P. C.
1205 8th Avenue, South
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is
$110,000.00

Randy L. Rader
Affiant

Subscribed and sworn to before me, this the 4 day of February, 1988.

Notary Public

My Commission Expires:
7-13-91

IDENTIFICATION REFERENCE

FEB 8 2 01 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

03438

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand and 00/100 Dollars ($110,000.00) cash in hand paid by Randy L. Rader and wife, Nela P. Rader, the receipt of which is hereby acknowledged, I, Charles F. McKelvey, as the Executor of the Estate of Irene J. Capley, have this day bargained and sold, and do hereby transfer and convey unto the said Randy L. Rader and wife, Nela P. Rader, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 on the plan of Longview Manor, Sections One and Two, of record in Book 1424, page 127, Register's office for said County.

Said Lot No. 13 fronts 100 feet on the easterly margin of Rainbow Place and extends back 150.5 feet on the northerly line and 160.3 feet on the southerly line to a dead line in the rear, measuring 113 feet thereon.

Being the same property conveyed to J. K. Capley and wife, Irene J. Capley by deed from L. B. Jones and wife, Robbye R. Jones, of record in Book 1815, page 383, said Register's Office. J. K. Capley having died June 22, 1973 and Irene J. Capley having died June 2, 1987 leaving as her Executor Charles F. McKelvey of record in Will Book 159, page 33 in File No. 80176 in the Probate Office for said County.

This is improved property, known as 3620 Rainbow Place,

Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Randy L. Rader and wife, Nela P. Rader, their (successors), heirs and assigns forever. I covenant with the said Randy L. Rader and wife, Nela P. Rader, that I am lawfully seized and possessed of said real estate as the Executor of the Estate of Irene J. Capley in fee simple, have a good right to convey it, and that the same is unencumbered. I do further covenant and bind myself, her 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.

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Said property is conveyed subject to such limitations, restrictions and encumbrances as are of record.

IN WITNESS WHEREOF we have hereunto set our hand on this the 4th day of February, 1988.

Charles F. McKelvey

Charles F. McKelvey, Executor
of the Estate of Irene J. Capley

5080 02/08 0101 03688CK 314.5

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary E. Reiner, a Notary Public in and for said County and State, the within named, Charles F. McKelvey, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

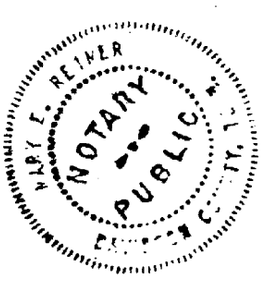
WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of February, 1988.

Mary E. Reiner

Notary Public

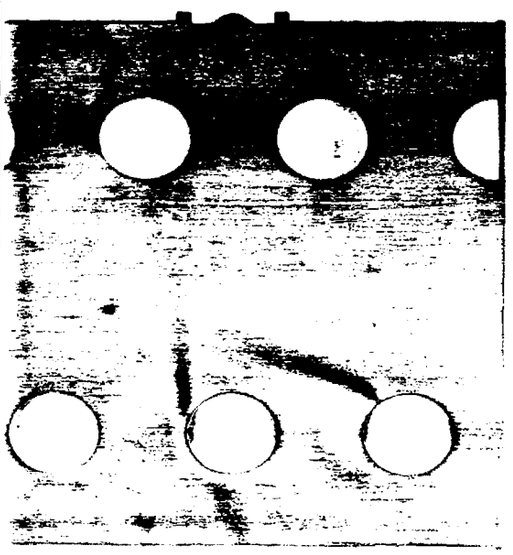
My Commission Expires:

My Commission Expires Nov. 10, 1991



OFFICIAL RECEIPT

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



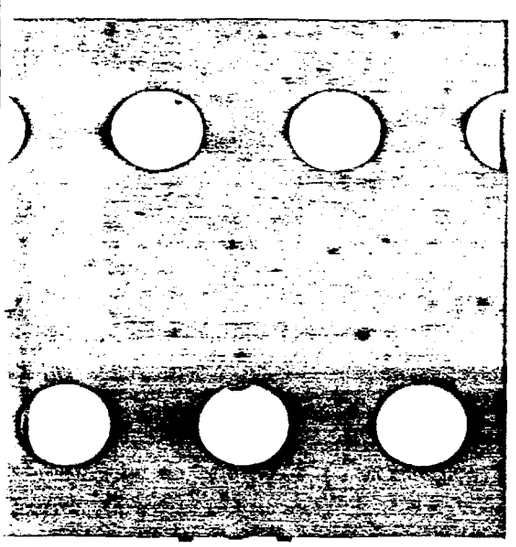
RECEIVED OF _____

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.3 4.3 8.

IDENTIFICATION REFERENCE

FEB 8 2 02 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	110000.00
CON TX	308.00
PRFEE	0.50
WDEED	6.00
TOTAL	314.50
CHECK	314.50

02/08/88 01 14:03 0001 5080

No. 59909