[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
[HANS J. SAXER	[Bright Mortgage Co.	]
[1110 Granada Ave.	[2355 Stemmons Freeway	] Map 083-01]
[Nashville, TN 37206	[Dallas, Texas 75207	] Parcel 397]
[	[	]]
[This instrument prepared by: Robert J. Notestine, III,		]
[Attorney, 120 Donelson Pike, Nashville, TN 37214		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, R. Scott Simms, M. Glenn Roseberry, Jr., and Steven P. Happ, as Tenants in Common, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Hans J. Saxer, an unmarried person, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in certain real estate in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> Being Lot No. 42 on the Plan of J.B. Hancock's East End Addition of record in Book 57, page 133, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to R. Scott Simms, Steven P. Happ, and M. Glenn Roseberry, Jr., by deed of record in Book 6435, page 7, Register's Office for Davidson County, Tennessee.

Grantee is assuming an indebtedness secured by a Deed of Trust of record in Book 6131, page 875 and an indebtedness secured by a Deed of Trust of record in Book 6848, page 788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback liens, if any, easements and rights of way for public utilities.

16214

TENNESSEE MAR 28 11 17 AM '88

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for this transfer is $43,599.82.
[
[Affiant
[Subscribed and sworn to before me this
[25th day of March, 1988.
[
[Notary Public
[My Commission Expires May 13, 1990

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of March, 1988.

R. Scott Simms

M. Glenn Roseberry, Jr.
by Steven P. Happ his atty in fact

Steven P. Happ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robert John Notestine, a Notary Public in and for said County and State, the within named R. Scott Simms and Steven P. Happ, two of the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of March, 1988.

Robt John Notestine
Notary Public

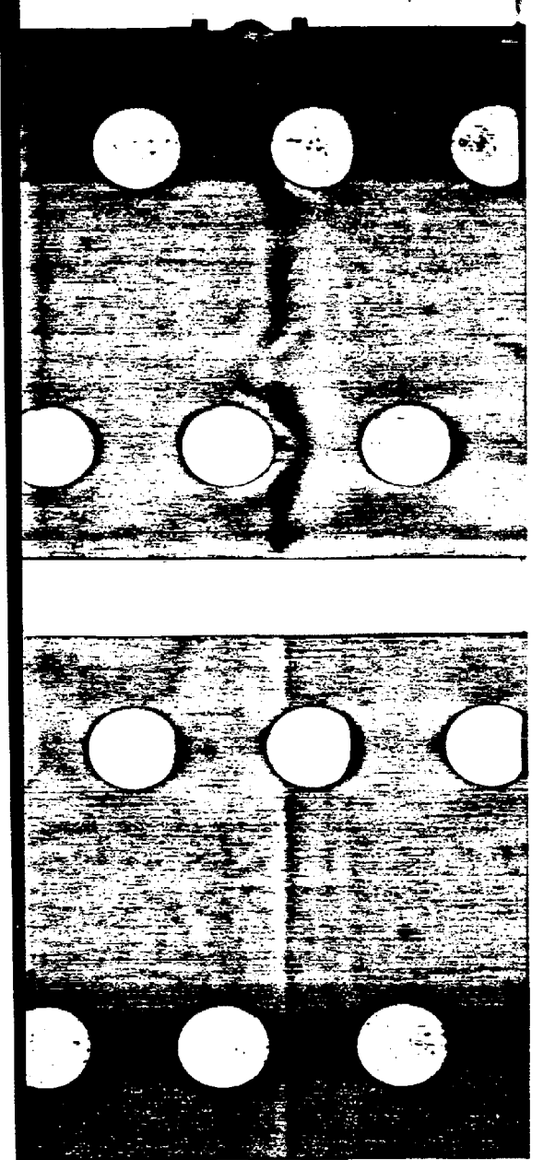
My Commission Expires: May 13, 1990

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 1988, before me personally appeared Steven P. Happ, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of M. Glenn Roseberry, Jr. as his attorney in fact and acknowledged that he executed the same as the free act and deed of said M. Glenn Roseberry, Jr.

Robt John Notestine
Notary Public

My Commission Expires: May 13, 1990



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7500 PAGE 950

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	43599.82
CON TX	122.08
PRFEE	0.50
WDEED	9.00
TOTAL	131.58
CHECK	131.58

03/28/88 01 11:19 0001 0088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16214

IDENTIFI REFERENCE

MAR 28 11 17 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74648