WARRANTY DEED

BOOK 7535 PAGE 342

For valuable consideration, which we acknowledge having received,
we, James H. Nelson and his wife, Sheryll C. Nelson, the grantors,
have sold to and now convey to
Marshall Lapa and his wife, Tressia Gertrude Lapa, the grantees,
and their heirs and assignees
a piece of real property
in Davidson County, Tennessee, described as follows:

lot 32-B on the plan of Lakeshore Woods, section 3,
of record in book 6250, page 536,
Register's Office for Davidson County (RODC),
to which plan we hereby refer for a more complete description;

the same property
which the CDT Properties, Ltd., a Tennessee limited partnership,
on 16 October 1985
conveyed to James H. Nelson and his wife, Sheryll C. Nelson,
by a warranty deed of record in book 6687, page 640, RODC;

subject to easements and restrictions of record;

subject to a trust deed of 16 October 1985,
of record in book 6687, page 643, RODC,
to secure a promissory note of the same date
in the original principal amount of $56,150.00
payable to the Investors' S&L Association,
the remaining balance of which debt
the grantees assume in this sale and agree to pay;

improved realty known as 3407 Doriswood Court, Antioch, Tennessee, 37013;

to have and to hold that piece of real property
to the grantees and their heirs and assignees forever.

We covenant with the grantees
that we are lawfully seised and possessed of that land in fee simple,
that we have a good right to convey it,
and that it is unencumbered except as disclosed.

We further covenant and bind ourselves and our heirs and representatives
to warrant and forever defend the title to that land
to the grantees and their heirs and assignees
against the lawful claims of any party.

Witness our hands on 30 April 1988.

James H. Nelson

Sheryll C. Nelson

New owners: M. and T.G. Lapa,
3407 Doriswood Court, Antioch, Tennessee, 37013.

Mortgagee: Standard Federal Savings Bank,
Tax bills: PO Box 9481, Gaithersburg, Maryland, 20898.

Map: 150-07-0-475.00; 02-D-75131.

IDENTIFICATION

MAY 4 4 43 PM '88

27.40.8

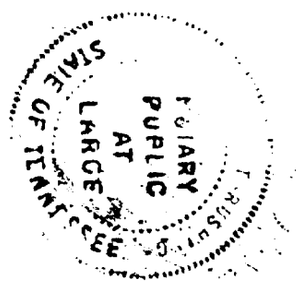
ACKNOWLEDGMENT BY THE SELLERS

State of Tennessee
County of Davidson

BOOK 7535 PAGE 343

Before me, Duncan Bryant Rushing, a notary public at large,
personally appeared James H. Nelson and Sheryll C. Nelson,
with whom I am personally acquainted,
who, being first duly sworn,
acknowledged that they had executed this deed for the stated purpose.

Witness my hand on 30 April 1988.



Duncan Bryant Rushing
Attorney at Law
Notary Public at Large

My commission will expire on 24 November 1990.

ACKNOWLEDGMENT BY THE BUYERS

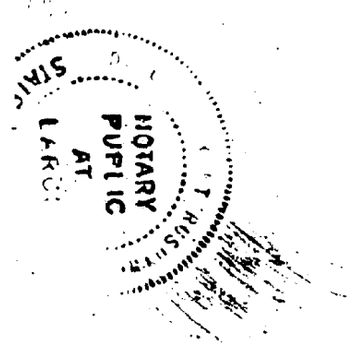
State of Tennessee
County of Davidson

The actual consideration for this transfer
or the fair market value of the subject property,
whichever is greater,
is $58,052.79.

Marshall Lapa

Marshall Lapa

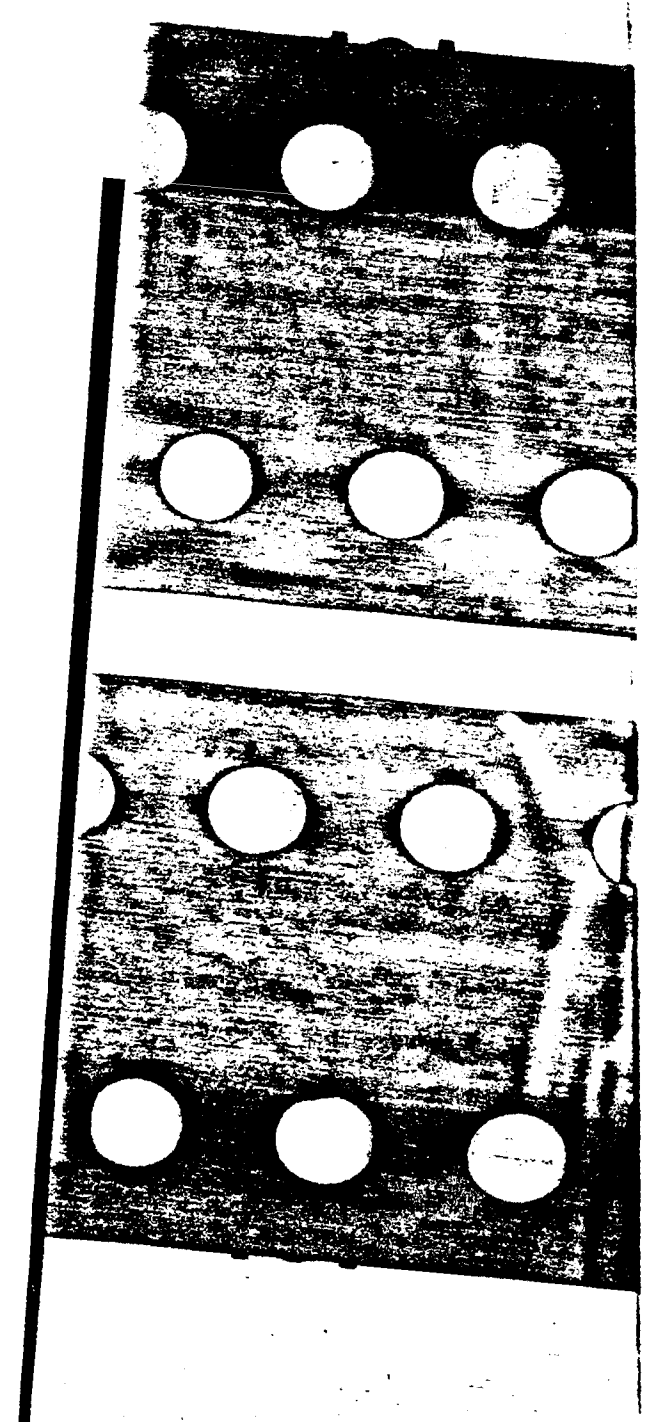
Sworn and subscribed before me on 30 April 1988.



Duncan Bryant Rushing
Attorney at Law
Notary Public at Large

My commission will expire on 24 November 1990.

Prepared by Duncan Bryant Rushing, Attorney at Law,
Landmark Title Company, 144 Second Avenue North, Nashville, Tennessee, 37201.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7535 PAGE 344

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 58052.79
DON TX 162.68
PRFEE 0.50
MAMT 6.00
ERR: CO
MAMT ~~6.00~~
~~M ST~~ ~~6.00~~
TOTAL 169.18
CHECK 169.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/88 01 16:44 0001 346

27.408

IDENTIFICATION REFERENCE

MAY 4 4 43 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN

No. 87736