Prepared by:
Union Security Title Corporation
ST/322 West End Avenue, Suite 400
CO)lashville, TN 37203

BOOK 7548 PAGE 856

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hans J. Saxer (NAME)	C&S Commercial Corporation (NAME)	52-1
230 Carden Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 656 (STREET ADDRESS)	298.01
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Tucker, Ga 30085-0656 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Sixty-five Thousand One Hundred Seventy-three and 01/100 ---------- *Dollars,*

a part of which consideration is represented by the Grantees assumption and agreement to pay that certain indebtedness evidenced by a deed of trust of record in Book 6726, page 427, Register's Office for Davidson County, Tennessee, in the approximate principal sum of $62,173.01,

I, Christopher J. Tobe, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Hans J. Saxer

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

Land in Davidson County, Tennessee, being Lot Nos. 13 and 14 of Block "L", on the map of the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, said Register's Office, and more particularly described according to an unrecorded survey made by E. Medlin, Surveyor, dated March 28, 1964, as follows:

Beginning at a point in the east margin of Madison Boulevard at a point 110 feet south of the southwest corner of Neely's Bend Road and Madison Boulevard; thence in a southerly direction along the east margin of Madison Boulevard 72.2 feet to a point; thence easterly 200.8 feet to a point in the common boundary between Lots Nos. 14 and 15; thence northerly toward Neely's Bend Road along the common boundary line of Lots Nos. 14 and 15, 61 feet to a point being 110 feet south of the southerly margin of Neely's Bend Road; thence northwesterly 101.85 feet to a point being 90 feet south of the southerly margin of Neely's Bend Road; thence southwesterly 101.85 feet to the point of beginning.

Being the same property conveyed to Christopher J. Tobe by deed from Roberta W. Thomas, unmarried, of record in Book 6726, page 424, said Register's Office.

This conveyance is subject to taxes for 1988, which have been prorated, and which the Grantee herein assumes and agrees to pay, and to the deed of trust above referenced.
The escrow account in connection with the above referenced deed of trust is hereby transferred to the Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,173.01

Subscribed and sworn to before me this the 17th *day of* May *19* 88

My commission expires: 1-9-91 *(Affix Seal)*

Affiant

Notary Public

unimproved ( )
This is improved (X) property, known as 703 Madison Boulevard, Madison, TN 37115
(House Number) (Street) 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 17th *day of* May *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.*

Christopher J. Tobe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Christopher J. Tobe

*the within named 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 Nashville, *Tennessee, this* 17th *day of* May, *19* 88.

_____ *Notary Public*

Commission expires 1-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

8916 05/20 0101 03CHECK 189.06

32071

IDENTIFICATION REFERENCE

May 20 8 52 AM '88

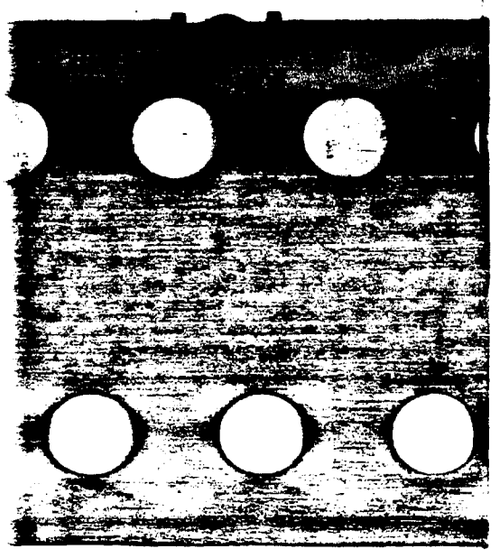
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

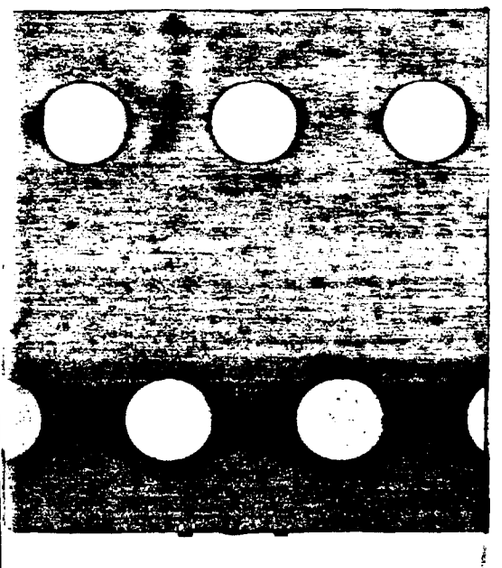
WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238





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 65173.01
CON TX 182.56
PRFEE 0.50
WDEED 6.00
TOTAL 189.06
CHECK 189.06

05/20/88 01 08:52 0001 8916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32071

IDENTIFT REFERENCE

MAY 20 8 51 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93103