Box 36

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Stanley P. Frank 101 Brighton Close Nashville, TN 37205	Chase Manhattan Financial Services, 3100 West End Avenue Nashville, TN 37203 (SEND TAX BILLS TO NEW OWNER)	104-13-113,265

BOOK 7560 PAGE 687

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, G & W PARTNERS, a Tennessee general partnership composed of George Gianikas and Steve R.Wherry hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto STANLEY P. FRANK and wife, PHYLLIS M. FRANK hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Unit No. 101, on the Plan of Brighton Close, Phase 1-A, according to the Declarations of Protective Covenants, Conditions and Restrictions of record in Book 7522, page 108 thru 133, as amended in Book 7557, page 621, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING part of the same property conveyed to G & W Partners, a Tennessee general partnership composed of George Gianikas and Steve R. Wherry by deed of record in Book 7143, page 527, Register's Office for said County.

THE property herein conveyed is subject to the restrictive covenants, liens and other matters set forth of record in Book 7522, pages 108 thru 133, as amended by Book 7557, page 621, both in the Register's Office for Davidson County, Tennessee.

36033 IDENTIFICATION REFERENCE

JUN 2 2 09 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0799 06/02 0101 03CHECK 815.98

This is (unimproved property, known as 101 Brighton Close, Nashville, TN. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of June, 19 88.

Steve R. Wherry

G & W Partners
BY: George Gianikas

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 289,150.00.

_____
Affiant

Subscribed and sworn to before me, this the 1st day of June, 1988.

My Commission Expires: 3/11/90

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George Gianikas and Steve R. Wherry, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be the partners of G & W Partners, the within named bargainor, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by George Gianikas and Steve R. Wherry as partners. Witness my hand and official seal this the 1st day of June, 1988.

_____
Notary Public

My Commission expires:
Oct 9, 1991

WARRANTY DEED

from:
G & W PARTNERS

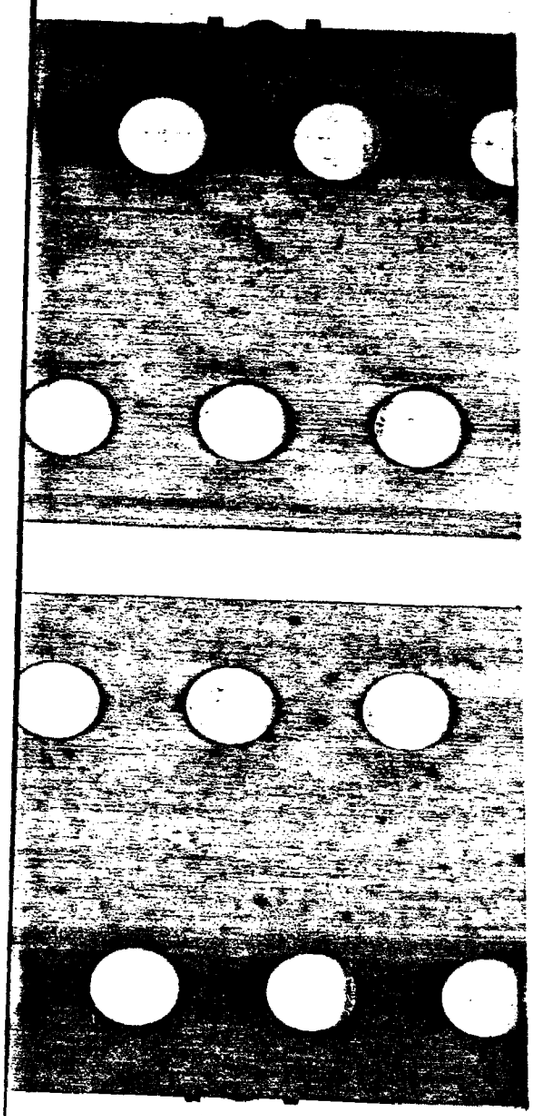
to:
STANLEY P. FRANK AND WIFE,
PHYLLIS M. FRANK

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

Return To: Box 36

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7560 PAGE 689

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 289150.00
CON TX 809.48
PRFEE 0.50
WDEED 6.00
TOTAL 815.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 815.98

06/02/88 01 14:12 0001 0799

36033

IDENTIFICATION REFERENCE

JUN 2 2 09 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97702