BOOK 7609 PAGE 976

WARRANTY DEED

For valuable consideration, which we acknowledge having received,
we, Gregory Alvin Carnes and his wife, Janet Lynn Carnes, 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 114-B on the plan of Chelsea of Priest Lake,
a zone-lot division of lots 109 through 114, section 2-A,
of record in book 6250, page 423,
amended in book 6900, page 142,
Register's Office for Davidson County (RODC),
to which plan we hereby refer for a more complete description;

the same property
which the Philhall Corporation
on 23 December 1986
conveyed to Gregory Alvin Carnes and his wife, Janet Lynn Carnes,
by a warranty deed of record in book 7082, page 006, RODC;

subject to easements and restrictions of record;

subject to a trust deed of 23 December 1986,
of record in book 7082, page 009, RODC,
to secure a promissory note of the same date
in the original principal amount of $61,050.00
payable to the Commerce Union Bank,
the remaining balance of which debt
the grantees assume in this sale and agree to pay;

improved realty known as 3519 Gondola Drive, 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 22 June 1988.

Gregory Alvin Carnes

Gregory Alvin Carnes

Janet Lynn Carnes

Janet Lynn Carnes

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

Mortgagee: Sovran Mortgage Corporation,
Tax bills: PO Box 26388, Richmond, Virginia, 23260.

Map: 150-03-0-471.00; 02-D-75825.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
JUL 26 2 56 PM '88

IDENTIFICATION REFERENCE

5 2 8 9 5

ACKNOWLEDGMENT BY THE SELLERS

State of Tennessee
County of Davidson

BOOK 7609 PAGE 977

Before me, Duncan Bryant Rushing, a notary public at large,
personally appeared Gregory Alvin Carnes and Janet Lynn Carnes,
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 22 June 1988.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 $64,550.00.

~~Marshall Lapp~~ GREGORY ALVIN CARNES

Sworn and subscribed before me on 22 June 1988.

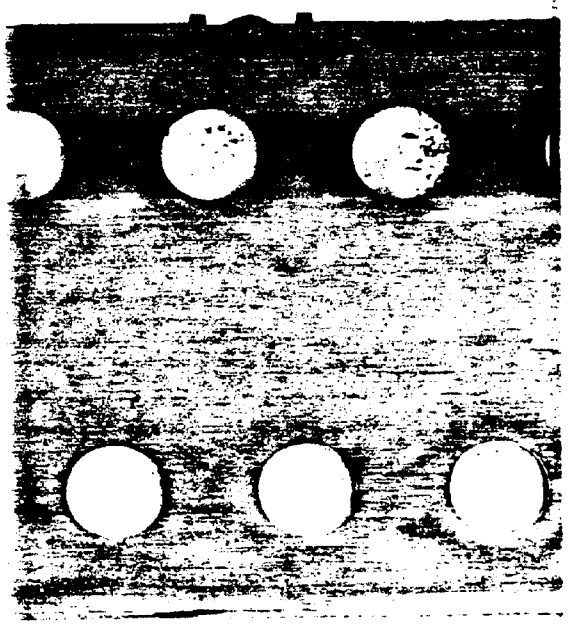
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

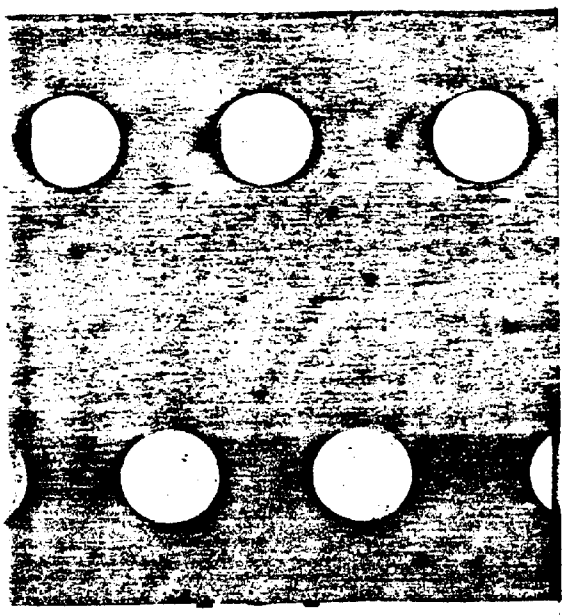
Duncan Bryant Rushing
Attorney at Law
Notary Public at Large

My commission will expire on 24 November 1990.

1258 07/26 0101 03 CHECK 219.35

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 7609 PAGE 978

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	64550.00
CON TX	212.85
PRFEE	0.50
WDEED	6.00
TOTAL	219.35
CHECK	219.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/26/88 01 14:38 0001 1258

5289.5

IDENTIFICATION REFERENCE

JUL 26 2 56 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117019