ADDRESS OF NEW OWNER(S) AS FOLLOWS

American Construction &
Remodeling Company, Inc.
P.O. Box 148148
Nashville, Tennessee 37214

SEND TAX BILL TO:

CityFed Mortgage Company
30 Warder Street
Springfield, Ohio 45501

MAP-PARCEL NUMBER
96-14 210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged, Naveed Iqbal and wife Sandra Iqbal, hereinafter called Grantor, has this day bargained and sold and does by these presents sell, transfer and convey unto American Construction & Remodeling Company, Inc. hereinafter called Grantee, its assigns and successors, that certain tract or parcel of land situated, lying and being in Davidson County, Tennessee, and more particulary described as follows, to-wit:

Being Lot No. 125 on the Plan of Bel Air, Section II, as of record in Book 2900, pages 29-32, inclusive, Register's Office for said County.

Said Lot No. 125 fronts 65 feet on the easterly side of Elissa Drive and runs back 95 feet on the northerly line and 127 feet on the southerly line, to a dead line in the rear on which measures 72.5 feet.

Being the same property conyeved to Naveed Iqbal and wife Sandra Iqbal, by Installment Deed from AMC Mortgage Company Incorporated, a Florida Corporation, of record in Book 6824, Page 55, said Register's Office.

This conveyance is subject to a certain Deed of Trust recorded in Book 3911, page 383, Register's Office for Davidson County, Tennessee, securing a promissory note dated July 8, 1965, payable to the order of CityFed Mortgage Company. This conveyance is also subject to a certain Deed of Trust recorded in Book 5487, Page 855, Register's Office for Davidson County, Tennessee, securing a promissory note dated August 13, 1979 payable to the order of Third National Bank. The Grantee herein by acceptance of this Deed has agreed to assume both encumbrances.

This is improved property, known as 714 Elissa Drive, Nashville, Tennessee 37217.

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, its assigns and successors, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good and lawful right to convey it, and the same is unencumbered except as set forth above. And Grantor does further covenant and bind theirselves, their heirs and assigns to warrant and forever defend the title to said land to the said Grantee, its assigns and successors, against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, witness their hands on this 25th day of July, 1988.

Naveed Iqbal Naveed Iqbal

Sandra Iqbal Sandra Iqbal

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority in and for said County and State, Naveed Iqbal and Sandra Iqbal, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 1988.

Donald R. O'Guin Sr.
NOTARY PUBLIC

My Commission Expires: 3-11-1990

This Instrument Prepared By:
Donald R. O'Guin, Sr.
P.O. Box 148148
Nashville, Tennessee 37214
615-883-7188

2054 07/28 0101 03CHECK 172.82

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$50,399.45

Julie A. O'Guin
AFFIANT

Subscribed and Sworn to before me, this 25th day of July, 1988.

Donald R. O'Guin Sr.
NOTARY PUBLIC

My Commission Expires: 3-11-1990

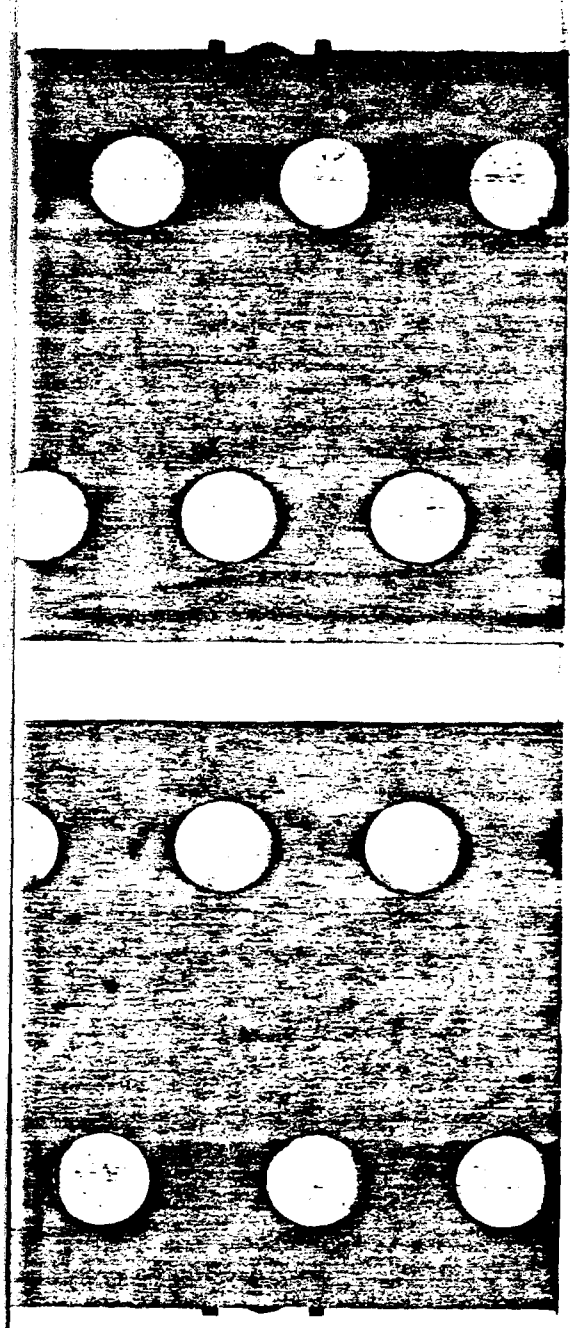
53552

IDENTIFICATION REFERENCE

Jul 28 10 55 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

$0.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7611 PAGE 845

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 50399.45
				CON TX 166.32
				PRFEE 0.50
				WDEED 6.00
				TOTAL 172.82
				CHECK 172.82

07/28/88 01 10:58 0001 2054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53552

IDENTIFICATION REFERENCE

JUL 28 10 55 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117805