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

ADDRESS NEW OWNER:
Rolff Zwiep
4312 Colorado Avenue
Nashville, TN 37209

MORTGAGEE:
First Federal Savings Bank of Tennessee
101 West Lincoln Street
Tullahoma, TN 37388

MAP-PARCEL NUMBERS:
MAP 103-04
PARCEL 244
25W-05695

BOOK 7614 PAGE 344
2127 08/01 0101 03CHECK 223.67

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, Louise Alexander, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Rolff Zwiep and wife, Sara Zwiep 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 the easterly 66 feet of Lot No. 4 of Block 15 on the plan of Part of Sylvan Park, of record in Book 332, page 104, Register's Office for said County.

SAID part of Lot No. 4 of Block 15 fronts 66 feet, more or less on the northerly margin of Colorado Avenue, formerly Ninth or Hugomont Avenue and extends back 162.8 feet, more or less on the easterly line and 160 feet on the westerly line to a dead line in the rear, measuring 95.3 feet, more or less thereon.

Being the same property conveyed to John R. Alexander and wife, Louise Alexander by deed from Edward D. Phelan, Jr., and wife, Anna M. Phelan of record in Book 1085, page 399, said Register's Office. John R. Alexander has since died.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This instrument is executed on behalf of Louise Alexander by John R. Alexander, Jr., as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

This is (xx) improved property, known as 4312 Colorado Avenue, Nashville, TN 37209.

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 29th day of July, 19 88.

5 4 1 3 PRESENTED FOR REGISTRATION AUG 1 11 09 AM '88 FILED IN THE REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

Louise Alexander
BY: John R. Alexander, Jr., Attorney in Fac

STATE OF TENNESSEE
COUNTY OF _____

On this ____ day of _____, 19___, before me personally appeared Louise Alexander, 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 $ 64,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of July, 1988.

My Commission Expires: 11-12-89

Jill C. Buchanan
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Alexander, Jr., 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 on behalf of Louise Alexander as her Attorney in Fact as the free act and deed of the within named Louise Alexander.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1988.

Jill C. Buchanan
NOTARY PUBLIC

My commission expires: 11-12-89

WARRANTY DEED

from:
Louise Alexander, unmarried

to:
Rolff Zwiep and wife, Sara Zwiep

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

TN-27683

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

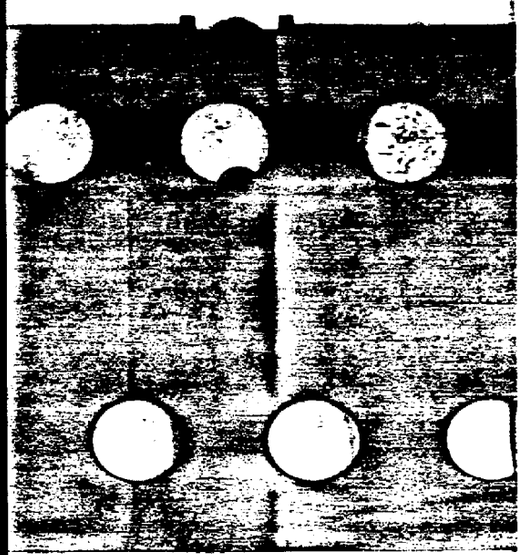
Further the Affiant saith not.

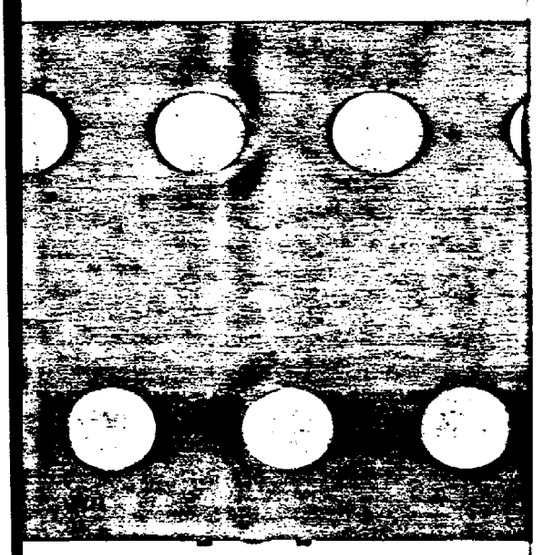
John R. Alexander Jr.
Affiant

Sworn to and subscribed before me this 29th day of July, 1988.

Della C. Buchanan
Notary Public

My Commission Expires: 11-12-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7614 PAGE 347

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 64900.00
				CON TX 214.17
				PRFEE 0.50
				WDEED 9.00
				TOTAL 223.67
				CHECK 223.67
08/01/88		01		11:13 0001 2127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5441.3

IDENTIFICATION REFERENCE

AUG 1 11 09 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118735