This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
307 City Hall Mall
Franklin, TN 37064

Map and Parcel 108-12/224

Send Tax Statements To:
Heritage Federal Savings and Loan Association
123 Fifth Ave. North
Franklin, Tennessee 37064

Name/Address New Owner:
Mr. and Mrs. Donald R. Dunnivant
East Lake Drive
Nashville, Tennessee 37214

Name of Mortgagee:
Heritage Federal Savings and Loan Association
123 Fifth Avenue North
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, AKA ENGINEERING AND CONSTRUCTION, INC., a Tennessee Corporation, has bargained and sold and by these presents does transfer and convey unto DONALD R. DUNNIVANT and wife, DEBORAH J. DUNNIVANT, their heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land situated in Davidson County, Tennessee, and being Lot No. 69, Trailwood, Section 5, of record in Book 6900, pages 477, 478 and 479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to AKA Engineering and Construction, Inc., a Tennessee Corporation, by deed from Intercontinental Engineering Corporation, Dr. Mohamad K. Arab, single, and Imad H. Dhia et ux Ibtesam Fakri, of record in Book 7399, page 901, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1988 Davidson County property taxes are a lien but are not yet due and payable. These taxes have been prorated between the parties as of the date of this instrument, with Grantees' assuming responsibility for payment of the same.
2. All matters shown on the Plan of Trailwood, Section 5, of record in Plat Book 6900, pages 477, 478, and 479, Register's Office of Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this the 26th day of July, 1988.

AKA ENGINEERING AND CONSTRUCTION, INC.

By: Akbar K. Arab (Pres.)
Akbar K. Arab, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared AKBAR K. ARAB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of AKA ENGINEERING AND CONSTRUCTION, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office, on this 26th day of July, 1988.

Carol L. McArthur
Notary Public

My Commission Expires:
July 5, 1992

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $108,900.00.

Donald R. Dunnivant
Affiant

Sworn to and subscribed before me on this the 26th day of July, 1988.

Carol L McArthur
Notary Public

My Commission Expires:
July 5, 1992

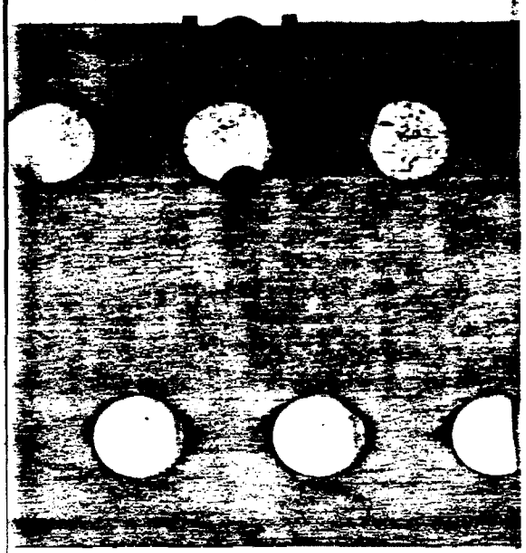
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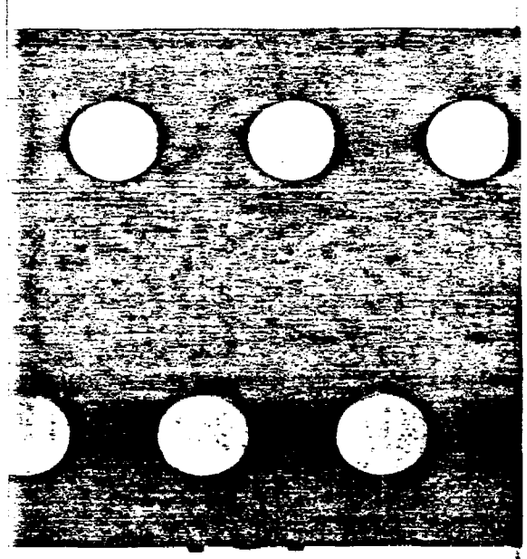
IDENTIFICATION REFERENCE

FILED
Aug. 1 11 49 AM '88
PEGGY WILSON REGISTER
DAVIDSON COUNTY, TN

ETG9 08/01 0101 CHECK 365.87

MAIL ENV.





OFFICIAL RECEIPT

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

BOOK 7614 PAGE 509

RECEIVED OF _____

FOR _____

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
	108900.00
CON TX	359.37
PRFEE	0.50
WDEED	6.00
TOTAL	365.87
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	365.87

08/01/88 01 11:53 0001 2169

5445

IDENTIFICATION REFERENCE

AUG 1 11 49 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118777