Ex 38 mjp

This Instrument Was Prepared By:
Hugh C. Howser, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7623 PAGE 697

Address New Owner(s):
Dukes & Dukes
329 Union
Nashville, TN 37201

Send Tax Bills to
New Owner

Map: 146-09
Parcel: 10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, SARAVOOT SIRIYUTWATANA and wife, NENITA SIRIYUTWATANA, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to DUKES & DUKES, a Tennessee general partnership, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, being Lot No. 34, on the Plan of Treemont Subdivision of record in Plat Book 6250, page 895, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> Being the same property conveyed to Saravoot Siriyutwatana and wife, Nenita Siriyutwatana, by deed from Dukes & Dukes of record in Book 7494, page 397, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4981 Tyne Ridge Court, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out in Exhibit A. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 1988.

Saravoot Siriyutwatana
SARAVOOT SIRIYUTWATANA

Nenita Siriyutwatana
NENITA SIRIYUTWATANA

5761

AUG 10 3 35 PM '88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Saravoot Siriyutwatana and wife, Nenita Siriyutwatana, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 1988.

Barbara L. Warren
Notary Public

My Commission Expires: 5/13/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Jean Patterson
Affiant

Subscribed and sworn to before me, this 21st day of July, 1988.

Barbara L. Warren
Notary Public

My Commission Expires: 5/13/90

1. 1988 property taxes, which have been assumed by the Grantees.

2. Restrictive covenants for Treemont of record in Book 6833, page 594, and 6833, page 601, said Register's Office.

3. Charter of Treemont Homeowners Associates of record in Book 6833, page 617, said Register's Office.

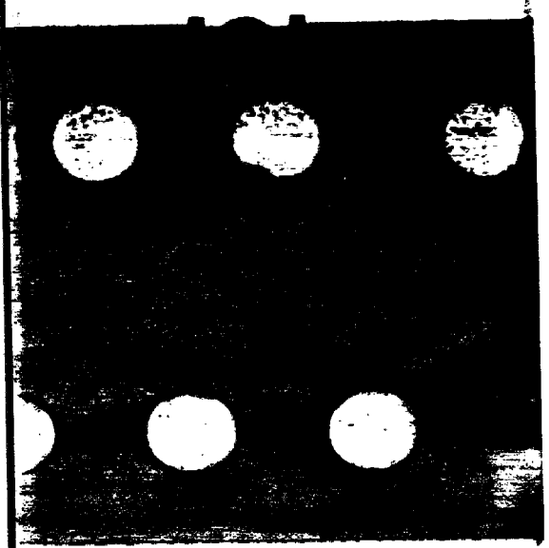
4. By-Laws of Treemont Homeowners Associates of record in Book 6833, page 620, and 6833, page 637, said Register's Office.

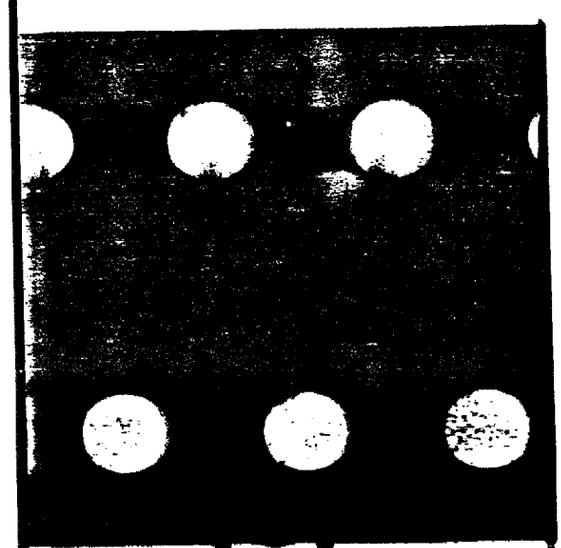
5. Easement Agreement of record in Book 6833, page 633, said Register's Office.

6. Charter of Tyne Ridge Court Private Road Association of record in Book 6833, page 650, said Register's Office.

7. By-Laws of Tyne Ridge Court Private Road Association of record in Book 6833, page 653, said Register's Office.

8. All matters appearing on the Plat of record in Plat Book 6250, pages 895-897, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7623 PAGE 700

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	
				140000.00
			CON TX	462.00
			PRFEE	0.50
			MISC	9.00
			TOTAL	471.50
			CHECK	471.50

08/10/88 01 15:36 0001 5768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57613

IDENTIFICATION REFERENCE

AUG 10 3 35 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122335