File Box 8/tl

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

ADDRESS NEW OWNER:
Martin S. Sir
126-A 40th Avenue North
Nashville, TN 37209

MORTGAGEE:
Diamond Mortgage Corporation

212 S. Tryon Street, Suite 700
Charlotte, NC 28281

MAP-PARCEL NUMBERS:
MAP 104-01
PARCEL 443
25W-12101

WARRANTY DEED BOOK 7639 PAGE 477

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,

Arnold G. Franke and wife, Roseanne Franke

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Martin S. Sir and wife, Anna L. Sir

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 Lot No. 33B on the plan of Zone Lot Division Lots 32 and 33 Plan of West Grove Subdivision, of record in Book 421, page 109 as amended in Book 6900, page 83, Register's Office for said County.

SAID Lot No. 33B fronts 24.03 feet on the easterly margin of 40th Avenue North and extends back 160.01 feet on the northerly line and 160.0 feet on the southerly line to an alley in the rear, measuring 25.76 feet thereon.

Being the same property conveyed to Arnold G. Franke and wife, Roseanne Franke by deed from Drakes Branch Associates of record in Book 7221, page 682, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants and notes as shown on the amended plan of record and in Book 6900, page 83, said Register's Office, and to the matters set forthin the above referenced plan of record.

This is (~~an~~) improved property, known as 126-A 40th Avenue North, 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 26th day of August, 1988.

Roseanne Franke

Arnold G. Franke

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of August, 1988, before me personally appeared Arnold G. Franke and wife, Roseanne Franke, 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 their free act and deed.

My Commission Expires: 10-24-88

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___.

BOOK 7639 PAGE 478

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 68,300.00.

_____
Affiant

Subscribed and sworn to before me, this the 26th day of August, 1988.

_____
Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Arnold G. Franke and wife, Roseanne Franke

to:
Martin S. Sir and wife, Anna L. Sir

2283 08/30 0101 03CHECK 231.89

AUG 30 12 07 PM '88

TENNESSEE REFERENCE

6 3 1 8 3

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7639 PAGE 479

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 68300.00
				CON TX 225.39
				PRFEE 0.50
				WDEED 6.00
				TOTAL 231.89
				CHECK 231.89
08/30/88	01			12:09 0001 2283

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6318 3

IDENTIFICATION REFERENCE

AUG 30 12 08 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 128778