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:
Timothy J. Siktberg
4025 Wallace Lane
Nashville, TN 37215

MORTGAGEE:
Sovran Mortgage Corporation
1512 Willow Lawn Drive
Richmond, VA 23230-3479

MAP-PARCEL NUMBERS:
MAP 116-16
PARCEL 128
7DA-42415

WARRANTY DEED

BOOK 7644 PAGE 795

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, Warner Armstrong Stringer, III and wife, Isabelle Katz Stringer hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Timothy J. Siktberg, unmarried 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. 54 on the plan of Part One Wallace Subdivision, of record in Book 1424, page 16, Register's Office for said County.

SAID Lot No. 54 fronts 100 feet on the westerly margin of Wallace Lane (formerly Vail Avenue) and extends back 227 feet on the northerly line and 238.3 feet on the southerly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Warner Armstrong Stringer, III and wife, Isabelle Katz Stringer by Quitclaim deed from James C. Dale, III, Trustee of record in Book 4950, page 715, Register's Office for Davidson County, Tennessee.

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 Isabelle Katz Stringer by Warner Armstrong Stringer, III as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

352.70

This is (~~not~~) improved property, known as 4025 Wallace Lane, Nashville, TN 37215.

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 31st day of August, 1988.

Isabelle Katz Stringer by:
Warner Armstrong Stringer, III, Attorney in Fact

Warner Armstrong Stringer, III

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of August, 1988, before me personally appeared Warner Armstrong Stringer, III, 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 his free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7644 PAGE 796

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 $ 104,000.00.

Timothy J. Siktberg
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
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 Warner Armstrong Stringer, III 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 Isabelle Katz Stringer as her Attorney in Fact as the free act and deed of the within named Isabelle Katz Stringer.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of August, 1988.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:
Warner Armstrong Stringer, III and wife, Isabelle Katz Stringer

to:
Timothy J. Siktberg, unmarried

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

STATE OF Tennessee

COUNTY OF Davidson

BOOK 7644 PAGE 797

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.

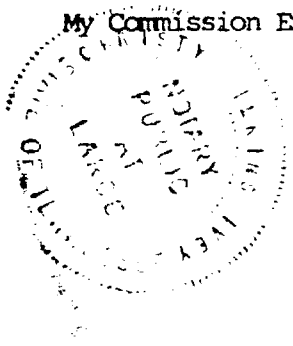
Further the Affiant saith not.

Warren Armstrong Stringer
Affiant

Sworn to and subscribed before me this 31st day of August, 19 88.

Notary Public

My Commission Expires: Oct 9, 1991



6460

SEP 6 10 20 AM '88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7644 PAGE 798

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
104000.00
CON TX 343.20
PRFEE 0.50
WDEED 9.00
TOTAL 352.70
CHECK 352.70

09/06/88 01 10:24 0001 4033

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64943

TRUST Fee

SEP 6 10 20 AM '88

No.131092