FILE BOX 46

FORM No. WD-1

BOOK 7665 PAGE 179

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September 19 88

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sait A. Umar	First Republic Mortgage	103-10-12.00
(NAME)	(NAME)	
721 Branch Creek Road	2090 Hewitt Avenue	8DA57005
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Kettering, Ohio 45440	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, G. Austin Triggs and wife, Elizabeth G. Triggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sait A. Umar and wife, Verena M. Umar

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 32 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, said Register's Office.

SAID Lot No. 32 fronts 177.05 feet on the northerly side of Branch Creek Road and runs back 93.5 feet on the westerly line and 156.9 feet on the easterly line to a line in the rear which measures 79 feet thereon.

Being the same property conveyed to G. Austin Triggs and wife, Elizabeth G. Triggs by deed from Jerry R. Rowland and wife, Barbara A. Rowland of record in Book 6668, page 490, Register's Office, Davidson County, Tennessee.

Subject to Deed of Easement, a permanent easement for driveway purposes of record in Book 5168, page 596, said Register's Office.

7.2032

IDENTIFICATION REFERENCE

SEP 29 2 21 PM '88

FELIX Z WILSON II REGISTER DAVIDSON COUNTY, TN

2185 09/29 0101 03CHECK 353.00

unimproved ( ) This is improved (XX) property, known as 721 Branch Creek Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 28th day of September, 19 88

G. Austin Triggs

Elizabeth G. Triggs

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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 G. Austin Triggs and wife, Elizabeth G. Triggs

the bargainor S, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of September, 19 88

Commission expires _____

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Jan. 10, 1989

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

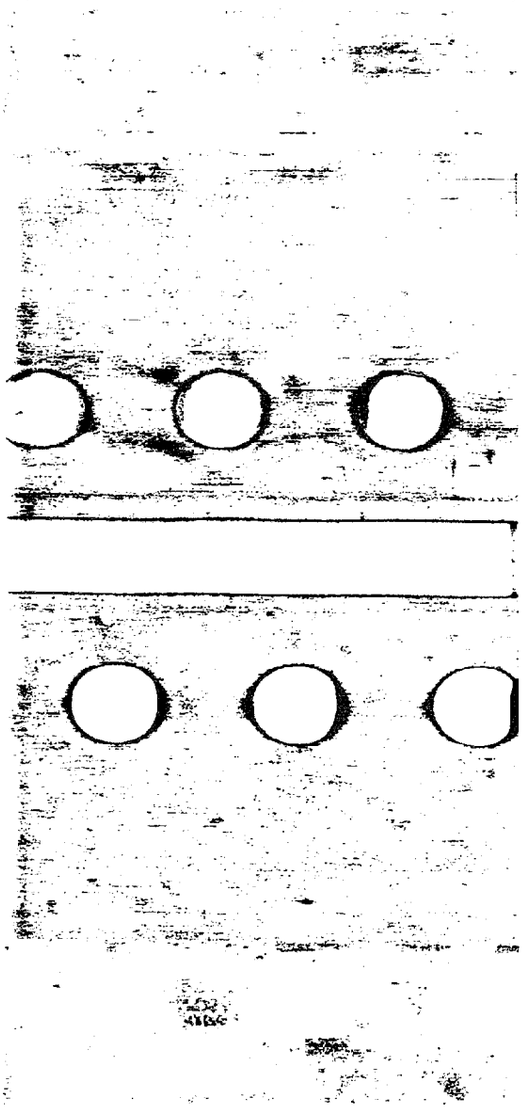
WARRANTY DEED

FROM
G. Austin Triggs and wife, Elizabeth G. Triggs

TO
Sait A. Umar and wife, Verena M. Umar

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 105000.00
CON TX 346.50
PRFEE 0.50
WDEED 6.00
TOTAL 353.00
CHECK 353.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/29/88 01 14:23 0001 2185

7.20 32

IDENTIFICATION REFERENCE

SEP 29 2 21 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139131