THIS INSTRUMENT PREPARED BY:

Mail

WATTS & UNDERWOOD, ATTORNEYS
2000 Richard Jones Road
Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,236.66

Affiant

Subscribed and sworn to before me this 14th day of December, 1988.

Notary Public
My Commission Expires: 3-11-90

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
Jeff Rignall 915-B Russell Street Nashville, Tennessee 37206	CityFederal Savings Bank c/o CityFed Mortgage Co. 30 Warder Street Springfield, Ohio 45501	MAP 82-16 PARCEL 430 18W 15975

BOOK 7732 PAGE 245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY NINE THOUSAND TWO HUNDRED THIRTY SIX AND 66/100 DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **RONALD A. DOBERNIC, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JEFF RIGNALL, unmarried** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4-B on the Plan of Zone Lot Division, Lot No. 4, Section II, Aeby Subdivision, as of record in Plat Book 6200, page 335, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ronald A. Dobernic, unmarried by deed from James C. Oliver, unmarried of record in Book 7351, page 211, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CityFed Mortgage Company of record in Book 6849, page 691 and subsequently assigned to City Federal Savings Bank of record in Book 6849, page 694, Register's Office for Davidson County, Tennessee and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 915-B Russell Street, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

9550 12/20 0101 03CHECK 300.86

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 14th day of December, 1988.

Ronald A. Dobernic-Grantor

Jeff Rignall-Grantee

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 Ronald A. Dobernic, unmarried and Jeff Rignall, unmarried, 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 14th day of December, 1988.

Notary Public

My Commission Expires: 3/11/90

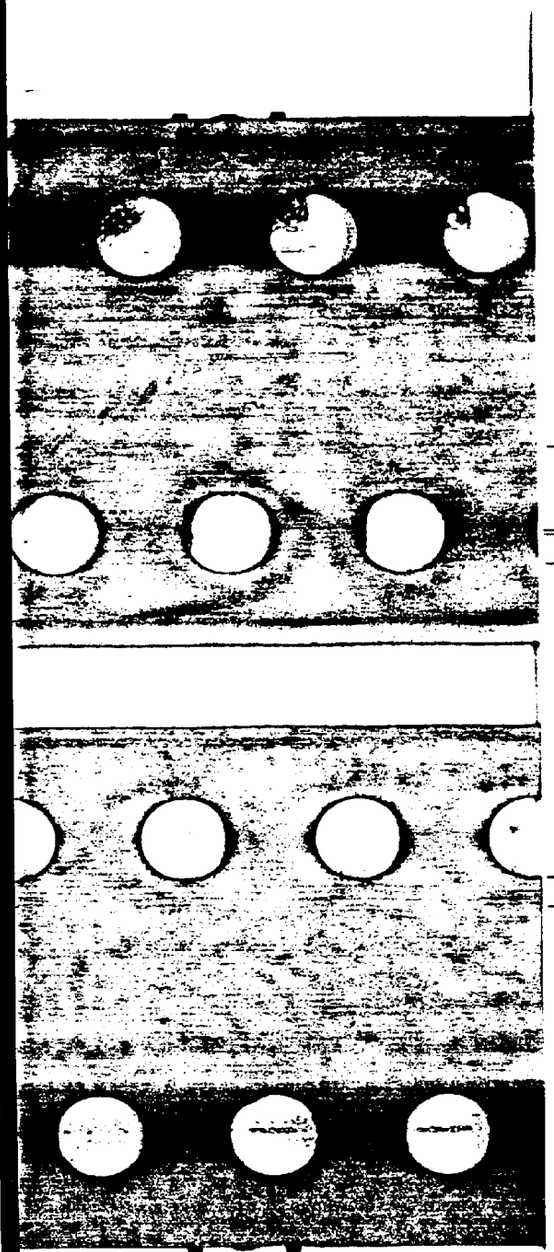
MITCHELL A. WATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

95268

IDENTIFICATION REFERENCE

Dec 20 1 17 PM '88

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7732 PAGE 247

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 89236.66
				CON TX 294.36
				PRFEE 0.50
				WDEED 6.00
				TOTAL 300.86
				CHECK 300.86
			12/20/88 01	13:16 0001 9550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95268

IDENTIFICATION REFERENCE

Dec 20 1 17 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165705