BOX 23

File No: 8400-2

BOOK 7815 PAGE 870

Address New Owner:	Send Tax Bills To:	Map/Parcel
Fixx Up, Inc. 1006 STONEWALL DR. NASHVILLE, TN 37220	Same MORTGAGEE $	Map 83-9 Par 62

WARRANTY DEED

FOR AND IN CONSIDERATION 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, LYNDAL ROBERTS and wife, MARGARET ROBERTS, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said FIXX UP, INC., a Tennessee Corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 7, Block 1, on the Plan of the Partial Plan of the Property of the East Addition Real Estate Company of record in Book 161, page 73, said Register's Office.

Said part of Lot No. 7 fronts 50 feet on the northerly margin of Gartland Avenue and extends back betwen parallel lines 160 feet to a 15 foot alley.

Being part of the same property conveyed to Lyndal Roberts and wife, Margaret Roberts, by deed from Terrance A. Payie and wife, Sadie B. Payie, of record in Book 7402, page 844, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Plan Book 161, Page 73, said Register's Office, Deed of Trust of record in Book 7580, page 756, said Register's Office, and to all applicable local government planning, building and zoning regulations.

This instrument was prepared from information furnished by Lyndal Roberts.

This is improved property known as 1311 Gartland Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said FIXX UP, INC, a Tennessee Corporation, its successors and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirss and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 hands on this 11th day of April, 1989.

Margaret Roberts
MARGARET ROBERTS

Lyndal Roberts
LYNDAL ROBERTS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

AFFIANT

Sworn to and subscribed before me this 11th day of April, 1989.

NOTARY PUBLIC

My commission expires: 5/13/89.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lyndal Roberts and wife, Margaret Roberts, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisactory evidence) and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of April, 1989.

NOTARY PUBLIC

My commission expires: 5/13/89.

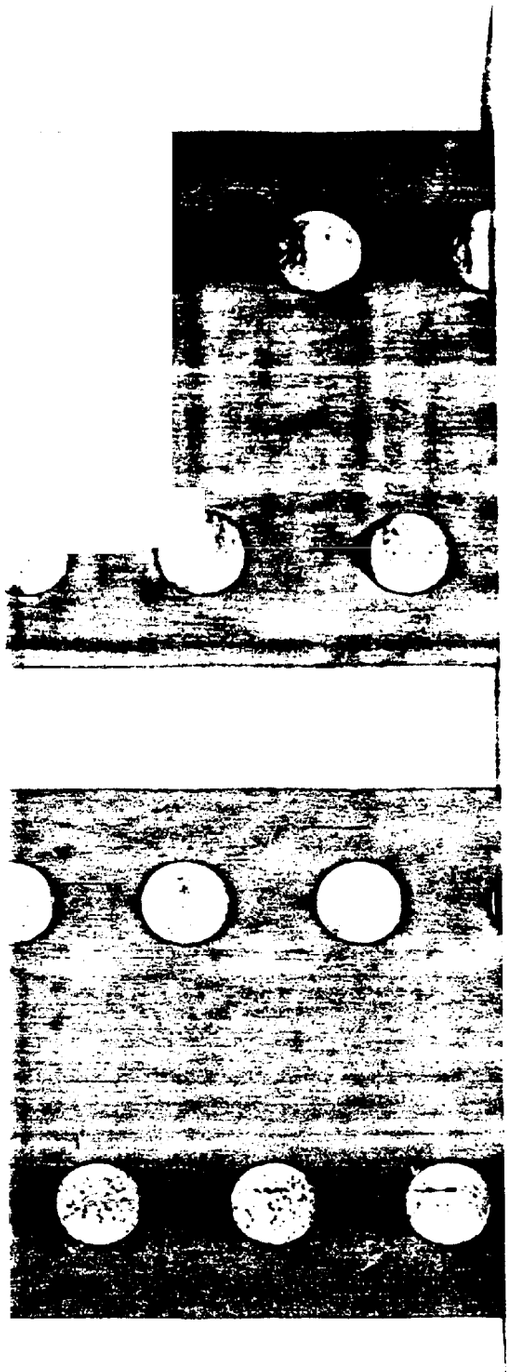
Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

5266 04/13 0101 03CHECK 163.25

24495

IDENTIFICATION

APR 13 8 24 AM '89



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 47500.00
CON TX 156.75
PRFEE 0.50
WDEED 6.00
TOTAL 163.25
CHECK 163.25

04/13/89 01 08:25 0001 5266

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24495

IDENTIFICATION REFERENCE

APR 13 8 24 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 199657