FILE 47

BOOK 7816 PAGE 981

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

TECLEMARIAN WUBNEH ET UX
3207 CYNTHIA LANE
NASHVILLE, TN 37207

MAP/PARCEL NUMBER:

MAP 50-14
PARCEL 183

SEND TAX BILLS TO:

TROY & NICHOLS, INC.
P.O. Box 4025
Monroe, LA 71211-4025

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00.

William A. Gosden
AFFIANT

Subscribed and sworn to me, this the 7th day of April, 1989.

Joyce B. Dinkins
Notary Public
My commission expires: 5-20-92

248677

IDENTIFICATION
APR 14 8 43 AM '89

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, RICHARD H. IRVINE ET UX, BETTY J. IRVINE, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said TECLEMARIAN WUBNEH ET UX, ALGANESH WUBNEH, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3207 CYNTHIA LANE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 7th day of APRIL, 1989.

Richard H. Irvine
RICHARD H. IRVINE

Betty J. Irvine
BETTY J. IRVINE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD H. IRVINE ET UX, BETTY J. IRVINE, the within named BARGAINORS, 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 MADISON, Tennessee, on this the 7th day of April, 1989.

Bruce B. Dowhie
notary public

My commission expires: 5-20-92

EXHIBIT 'A'

BEING Lots 299 and 300 on the Plan of Parkwood Estates, Section II, of record in Book 3300, page 5, Register's Office for said County.

Said Lots adjoin and front together 150 feet on the westerly side of Cynthia Lane, and extends back 138.34 feet on the northerly line of Lot 299, and 144.7 feet on the southerly line of Lot 300, to a dead line in the rear, which is a broken line on which it measures 150.2 feet.

BEING the same property conveyed to Richard H. Irvine et ux, Betty J. Irvine, by Warranty Deed from Warren P. Kolasinski et ux, Kay M. Kolasinski, of record in Book 4015, page 715, Register's Office for Davidson County, Tennessee.

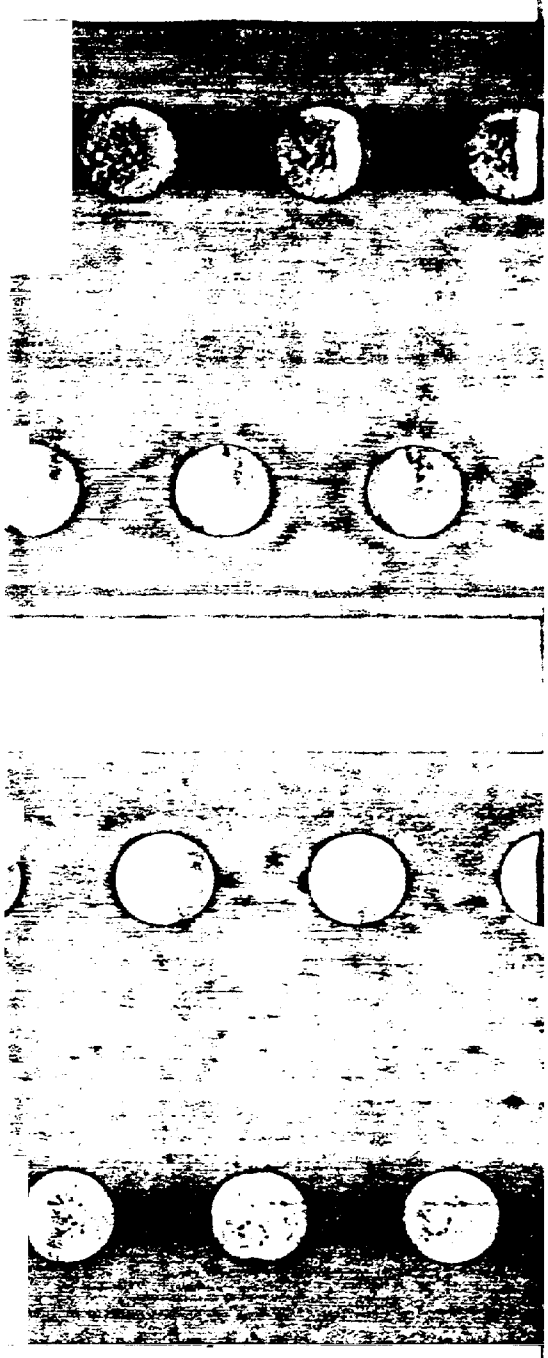
5704 04/14 0101 03CHECK 286-70

EXHIBIT 'B'

1. Real property taxes for the year 1989 and all future years.

2. Restrictions of record in Book 3249, page 345, as amended in Book 3309, page 615, Register's Office for Davidson County, Tennessee.

3. Exceptions to Plat of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee, which include a 30-foot minimum building setback line from Cynthia Lane, a 10-foot public utility and drainage easement along the rear lot line, a 2.5-foot X 20-foot utility anchor easement located at the north front of lot 299 and at the south front corner of Lot 300.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7816 PAGE 984

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 84000.00
CON TX 277.20
PRFEE 0.50
WDEED 9.00
TOTAL 286.70
CHECK 286.70

04/14/89 01 08:44 0001 5704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

248867

IDENTIFICATION

APR 14 8 43 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 200086