THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Albert J. Del Favero, Jr.
2004 25th Ave. So.
Nashville, TN 37212

MORTGAGEE:
First Southern Savings & Loan
4205 Hillsboro Rd. Suite 101-B
Nashville, TN 37215

MAP-PARCEL NUMBERS:
MAP 104-11
PARCEL 319
24W3805

BOOK 7833 PAGE 677

WARRANTY DEED

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, Joan S. Banna, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Albert J. Del Favero, Jr. and wife, Sara P. Del Favero

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 the South part of Lots Nos. 54 and 55 on the map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, page 7, Register's Office for said County, and described as follows:

BEGINNING at a point in the easterly margin of 25th Avenue, South, 150 feet south from the south margin of Barton Avenue;' thence southerly along the easterly margin of 25th Avenue South, 50 feet to a point, a corner of Lot 98; thence along the northerly line of Lot No. 98, easterly 175 feet to the west terminus of an alley; thence with the west terminus of said alley, passing the north line of same at 15 feet and continuing along the line between Lots 53 and 54, northerly in all 50 feet to a point which is 150 feet south from the south margin of Barton Avenue; thence westerly 175 feet to the point of beginning.

Being the same property conveyed to Muhammed Salim Banna and wife, Joan S. Banna by deed from Rose C. O'Hara, a widow and unmarried of record in Book 5364, page 753, Register's Office for Davidson County, Tennessee. The said Muhammed Salim Banna has since died.

This is (~~not~~) improved property, known as 2004 25th Ave. So., Nashville, TN 37212.

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 1st day of May, 1989.

Joan S. Banna
Joan S. Banna

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of May, 1989, before me personally appeared ~~Joan S.~~ Banna, 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~~ she executed the same as ~~his~~ her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7833 PAGE 678

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 $ 121,900.00.

_____
Affiant

Subscribed and sworn to before me, this the 1st day of May, 1989.

My Commission Expires: 7-13-91

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Joan S. Banna

to:
Albert J. Del Favero, Jr. and wife,
Sara P. Del Favero

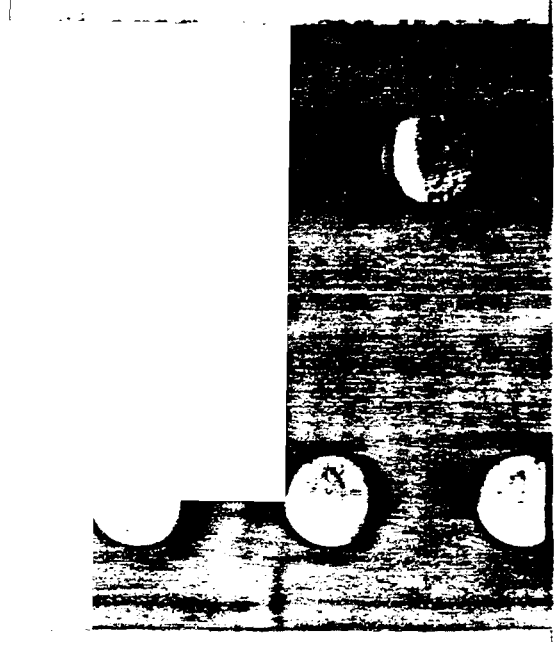
FILED & RECORDED
MAY 4 3 10 PM '89

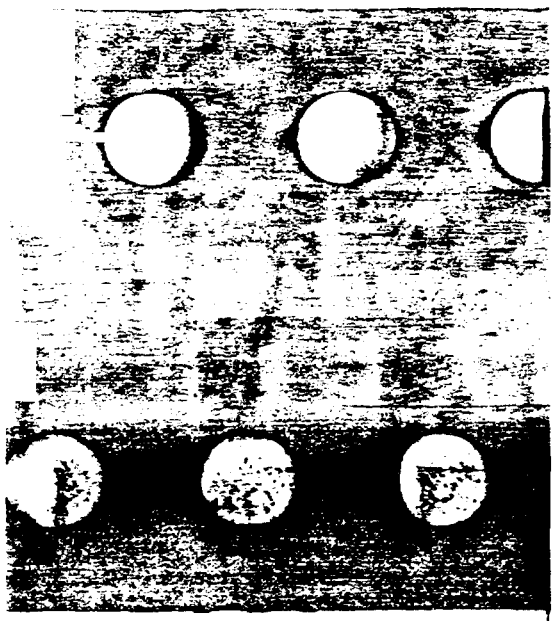
DEPUTY REGISTER

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

3 0 4 5 7





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7833 PAGE 679

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
121900.00
CON TX 402.24
PRFEE 0.50
WDEED 6.00
TOTAL ~~408.74~~
CHECK ~~408.74~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/89 01 15:11 0001 3163

30457

IDENTIFICATION REFERENCE

MAY 4 3 10 PM '89

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

VOID
CON TX 402.24
CON TX 402.27
TOTAL 0.03
CHECK 0.03

05/04/89 01 15:12 0001 3164

No 20660

Total 408.77