WARRANTY DEED

FROM: ZVI MANAS

BOOK 7880 PAGE 51

TO: JAMES C. CATIGNANI

Address New Owner As Follows:	Send Tax Bills:	Map-Parcel Nos.
James C. Catignani 195 Kenner Avenue Nashville, TN 37205	Sears Mortgage Corporation 2500 Lake Cook Rd. Riverwoods, IL 60015	116-8-26 116-8-190

This Instrument Prepared by: MORRIS LEVINE
Attorney at Law
1119 Stahlman Bldg.
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Zvi Manas
AFFIANT

Sworn to and subscribed before me, this 30th day of June, 1989.

Notary Public
My commission expires: 5-20-92

FOR AND IN CONSIDERATION of the sum of Ninety Eight Thousand & 00/100 ($98,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged,

we, ZVI MANAS, and wife, DIANE MANAS,

have bargained and sold, and by these presents do transfer and convey unto the said

James C. CATIGNANI, his successors and assigns,

certain tracts and parcels of land in Davidson County, Tennessee, described as follows; to-wit:

Tract 1:

BEING the northerly 50 feet of Lot No. 57 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

SAID part of Lot No. 57 fronts 50 feet on the westerly side of Kenner Avenue, and runs back between parallel lines 200 feet to a dead line.

Tract 2:

BEING the southerly one-half (1/2) of Lot No. 58 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County.

SAID southerly one-half of Lot No. 58 fronts 50 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Zvi Manas by deed from Catherine Marie Faulkner, an unmarried person, Charles R. Faulkner III and wife, Betty G. Faulkner, Thomas F. Faulkner and wife, Lois M. Faulkner, and John R. Faulkner and wife, Joy G. Faulkner, by deed of record in Book 6685, page 663, Register's Office for Davidson County, Tennessee.

Diane Manas, wife of Zvi Manas, joins in this conveyance for the of and to the Grantee named

any and all of her right, title and interest in and to the real property herein described.

The conveyance of Tract 1 herein is subject to sanitary sewers and/or storm drainage easement and a 10' temporary construction easement conveyed by deed from Mary F. Osteen to Metropolitan Government of Nashville and Davidson County, Tennessee, dated October 8, 1965, of record in Book 3957, page 49, Register's Office for Davidson County, Tennessee.

Tract 1 is improved property, known as: 195 Kenner Avenue
Nashville, Tennessee 37205

Tract 2 is unimproved property, known as: Kenner Avenue
Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES C. CATIGNANI, and his successors and assigns, forever.

And we do covenant with the said JAMES C. CATIGNANI 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, except for current year's property taxes, which are prorated and assumed by the grantee herein.

And we, ZVI MANAS and wife, DIANE MANAS, further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES C. CATIGNANI, and his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 th day of June, 1989.

Zvi Manas

Diane Manas

463226

IDENTIFICATION REFERENCE

Jul 3 11 57 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

1754 07/03 0101 03CHECK 330.40

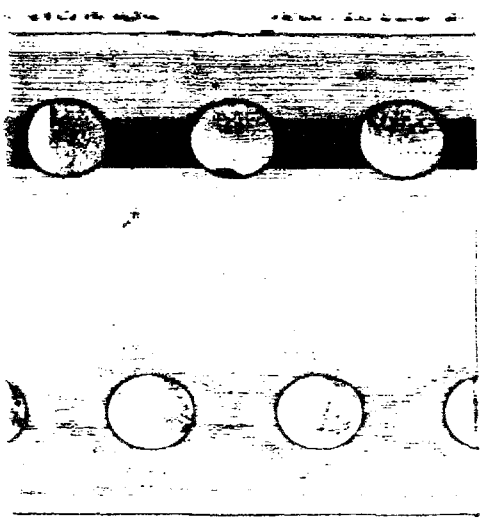
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

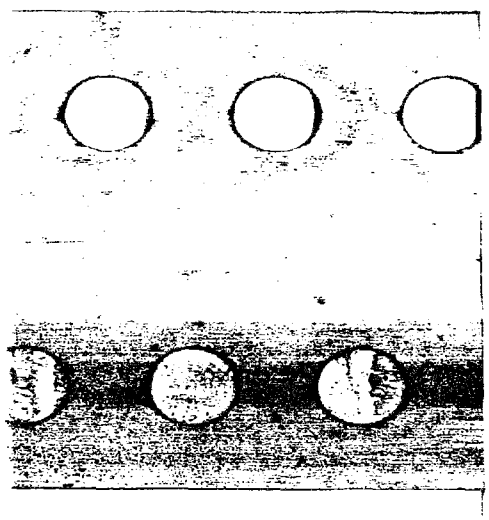
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZVI MANAS and wife, DIANE MANAS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 th day of June, 1989.

Mary Lisa Quinn
Notary Public

My Commission Expires: 5-20-92





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

RECEIVED OF _____

FOR _____

BOOK 7880 PAGE 53

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 98000.00
CON TX 323.40
PRFEE 1.00
WDEED 6.00
TOTAL 330.40
CHECK 330.40

07/03/89 01 11:59 0001 1754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46326

IDENTIFI REFERENCE

JUL 3 11 57 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225489