Box 8/ch

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Bruce Von Almen	City Federal Savings Bank	MAP 133-12
429 Tampa Drive	30 Warder Street	PARCEL 069
Nashville, TN 37211	Springfield, Ohio 45501	5DU 10101

BOOK 7896 PAGE 699

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, Scott Bastoky and wife, Rhonda Bastoky hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bruce Von Almen and wife, Tammy K. Von Almen 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 Lot No. 84 on the plan of Windsor Park, of record in Book 3600, page 64, Register's Office for said County.

SAID Lot No. 84 fronts 67 feet on the westerly margin of Tampa Drive and extends back between parallel lines 167 feet to a dead line.

BEING the same property conveyed to Scott Bastoky and wife, Rhonda Bastoky by deed from Horace J. Allen of record in Book 5186, page 163, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3792, page 445 and Book 3816, page 784, said Register's Office, and to the matters set forth in the above referenced plan of record.

5 1 9 5 7

IDENTIFICATION REFERENCE

Jul 25 12 27 PM '89

FELIX P. WILKINS, REGISTER

8570 07/25 0101 03CHECK 252.85

This is (~~not~~) improved property, known as 429 Tampa Drive, Nashville, TN 37211.

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 18th day of July, 1989.

Rhonda Bastoky

Scott Bastoky

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of July, 1989, before me personally appeared ~~Scott~~ Bastoky and wife, Rhonda Bastoky, 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 executed the same as their free act and deed.

My Commission Expires: 9-26-92

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $ 74,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 18th day of July, 1989.

My Commission Expires: 9-16-92 _____
Notary Public

WILKINS JR. JESSE NOTARY PUBLIC PERCY

WARRANTY DEED

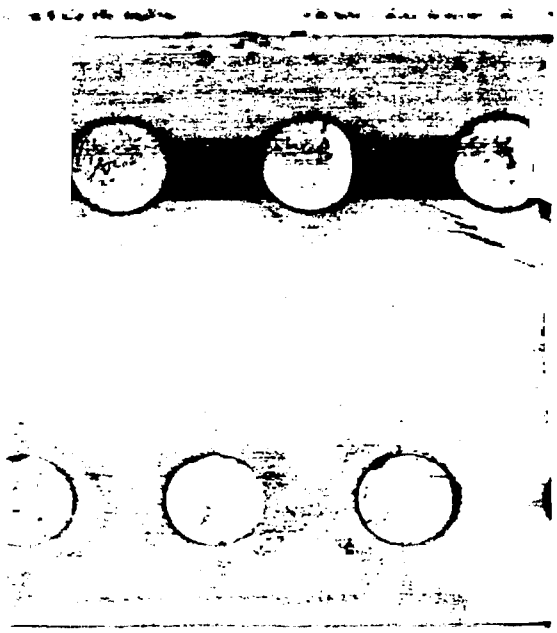
from:
Scott Bastoky and wife, Rhonda Bastoky

to:
Bruce Von Almen and wife, Tammy K. Von Almen

WILKINS & IVEY

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

BOOK 7896 PAGE 700



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7896 PAGE 701

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

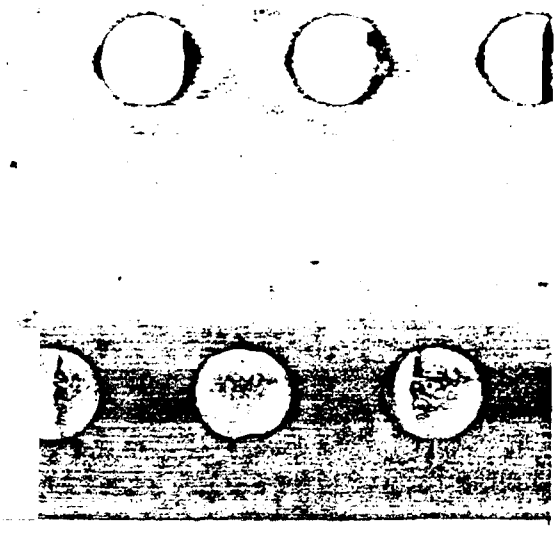
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 74500.00
CON TX 245.85
PRFEE 1.00
WDEED 6.00
TOTAL 252.85

CHECK 252.85
07/25/89 01 12:28 0001 8570



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.1.9.57

IDENTIFICATION REFERENCE

JUL 25 12 27 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232199