ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
JOSHUA SAFEEK 4708 Apollo Drive Antioch, TN 37013	Empire of America Realty Credit Corp. 35 Glenlake Parkway Suite 325 Atlanta, Georgia 30328	Map 149-9 Parcel 78.00

This instrument prepared by: Robert J. Notestine, III, Attorney at Law, 104 Woodmont Blvd., Suite 501, Nashville, Tennessee 37205.

mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Park Avenue Investments, Inc., (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Joshua Safeek, an unmarried person, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson, County, State of Tennessee, described as follows; to wit:

Being Lot No. 11 on the Plan of Barclay Square, Section I, of record in Plat Book 4460, Page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Park Avenue Investments, Inc. by deed from Secretary of Housing and Urban Development of record in Book 7768, Page 714, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 4708 Apollo Drive, Antioch, Tennessee 37013.

Subject to any and all existing restrictions and easements of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $83,000.00.

Joshua Safeek
Affiant

Subscribed and sworn to before me this 8th day of August, 1989.

Notary Public

My Commission Expires: 11-21-92

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant 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 except as set forth hereinabove.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of August, 1989.

PARK AVENUE INVESTMENTS, INC.

By: Merdica Isreal (V.P)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid personally appeared Merdica Isreal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Park Avenue Investments, Inc., a corporation, and that he as such Vice president, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice president.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of August, 1989.

Notary Public

My Commission Expires: 11-21-92

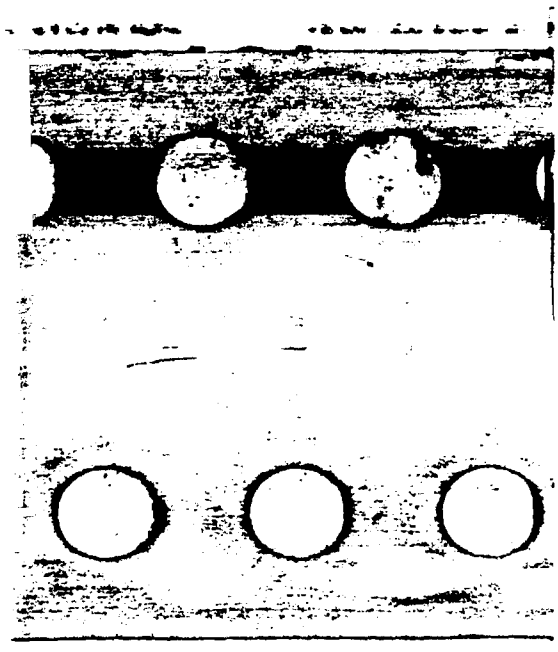
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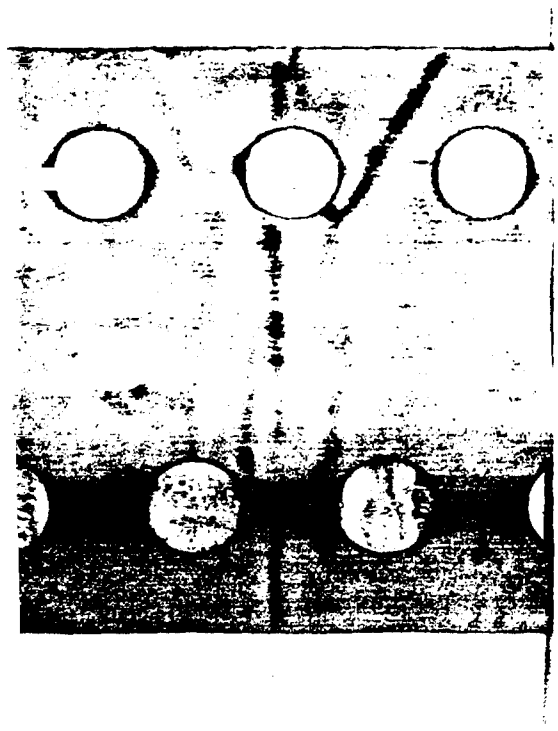
57264

IDENTIF. REFERENCE

AUG 14 8 30 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7913 PAGE 493

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 83000.00
CON TX 273.90
PRFEE 1.00
WDEED 6.00
TOTAL 280.90

CHECK 280.90
08/14/89 01 08:32 0001 5102

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57264

IDENTIF. TREFERENCE

AUG 14 8 30 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238382