box 8/tl

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

ADDRESS NEW OWNER:
Paul R. Francis, Jr.
2116 Hobbs Road #N-18
Nashville, TN 37215

MORTGAGEE:
Leader Federal Mortgage, Inc.
P.O. Box 275
Memphis, TN 38101-0275

MAP-PARCEL NUMBERS:
131-02-A
110
7DA 79247

WARRANTY DEED

BOOK 7935 PAGE 896

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, Francis A. Mariano, Jr. and wife, Victoria N. Mariano hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Paul R. Francis, Jr., unmarried 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:

A certain condominium in Davidson County, Tennessee, being Unit No. N-18 on the plan of Hobbs House Condominium Apartments, of record in Book 4595, page 74 as amended in Book 5200, page 54, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Francis A. Mariano, Jr., unmarried, by deed from Joe C. Shelton and wife, Priscilla S. Shelton of record in Book 6351, page 662, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5289, page 515, Book 5292, page 958, Book 5293, page 612, Book 6822, page 893, Book 7802, page 299 and Book 7824, page 974, said Register's Office.

6531 4.

IDENTIFICATION REFERENCE

SEP 12 1 55 PM '89

DAVIDSON COUNTY, TN

This is (~~not~~) improved property, known as 2116 Hobbs Road #N-18, Nashville, TN 37215.

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 31st day of August 1989

Victoria N. Mariano
Victoria A. Mariano

Francis A. Mariano, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of August, 1989, before me personally appeared Francis A. Mariano, Jr. and wife, Victoria A. Mariano, 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 they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE
CHRISTY WILKINS IVEY
STATE OF TENNESSEE

My Commission Expires: Oct 9, 1991

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 $ 44,450.00.

Paul R. Francis JR
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1989.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

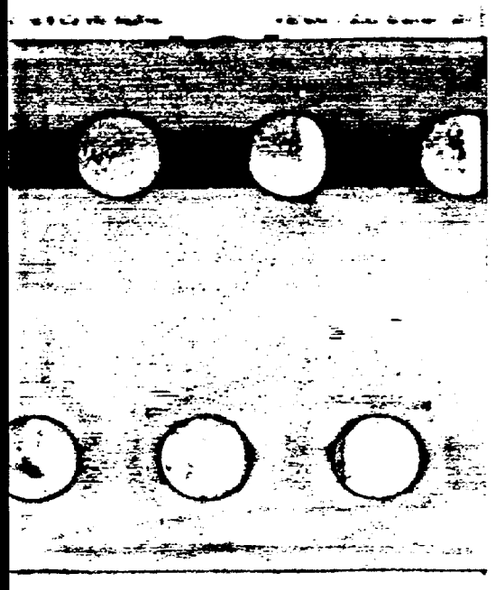
from:
Francis A. Mariano, Jr.,
and wife, Victoria A. Mariano

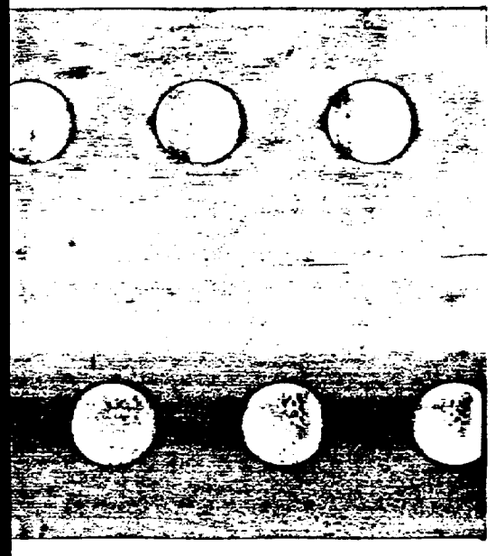
to:
Paul R. Francis, Jr., unmarried

3735 09/12 0101 03CHECK 153.52

WILKINS & IVEY

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





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

RECEIVED OF _____

FOR _____

BOOK 7935 PAGE 898

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 44450.00
CON TX 146.52
PRFEE 1.00
WDEED 6.00
TOTAL 153.52
CHECK 153.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/12/89 01 13:56 0001 3735

6.5.3 1.4.

IDENTIFICATION REFERENCE

SEP 12 1 55 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247740