Box 40

FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,585.73

William E. Zackert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May A.D. 19 92

Betty Joe Baskin
Notary Public

MY COMMISSION EXPIRES: 1-23-94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Atty., 301 Stahlman Building, Nashville, Tennessee. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
William Zackert, et ux (NAME)	William Zackert, et ux (NAME)	Map 104-5
3620 Westbrook Avenue (STREET ADDRESS OR ROUTE NUMBER)	3620 Westbrook Avenue (STREET ADDRESS)	Par. 218
Nashville, Tenn. 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee. 37205 (CITY) (STATE) (ZIP)	26W-00085

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FIXX UP, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM ZACKERT AND WIFE, BARBARA ZACKERT

HEREINAFTER CALLED THE GRANTEES, THEIR 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 easterly 5 feet of Lot No. 492 and the westerly 45 feet of Lot No. 493 on the Plan of Richland Realty Company, Division C, of record in Book 421, page 31, said Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 492 and 493 adjoin and front together 50 feet on the northerly side of Westbrook Avenue, and run back between parallel lines 206 feet, more or less, on the easterly line and 203 feet, more or less, on the westerly line, to an alley.

Being the same property conveyed to Fixx Up, Inc. by deed from Howard L. Caughron of record in Book 8284, page 667, said Register's Office.

This conveyance is made subject to a Deed of Trust of record in Book 8284, page 670, Register's Office for Davidson County, Tennessee, securing Richard E. Jung in the original principal indebtedness of $40,000.00, the Grantees herein assume and agree to pay said indebtedness one year from date hereof. The 1992 Metro Land Taxes have been prorated between the parties and the grantees agree to pay same when due and payable. This conveyance is further made subject to Metropolitan Government Department of Codes Administration Letter of record in Book 8410, page 891, said Register's Office.

unimproved ( ) This is improved (X) property, known as 3620 Westbrook Avenue, Nashville, Tennessee. 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 8th day of May, 19 92

FIXX UP, INC.

by:

STATE OF TENNESSEE }
Davidson County }

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Personally appeared befcre me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, Betty Jo Burton a Notary Public in and for the State and County aforesaid, personally appeared Allen W. Rusek

_____

_____

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 President _____of the Fixx Up, Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 8th day of May, 19 92.

Betty Jo Burton Notary Public

Commission Expires 1-23-94

09178

RECEIVED FOR RECORD

MAY 11 9 08 AM '92

5467 05/11 0101 03CHECK 305.22

WARRANTY DEED

FROM

Fixx Up, Inc.

TO

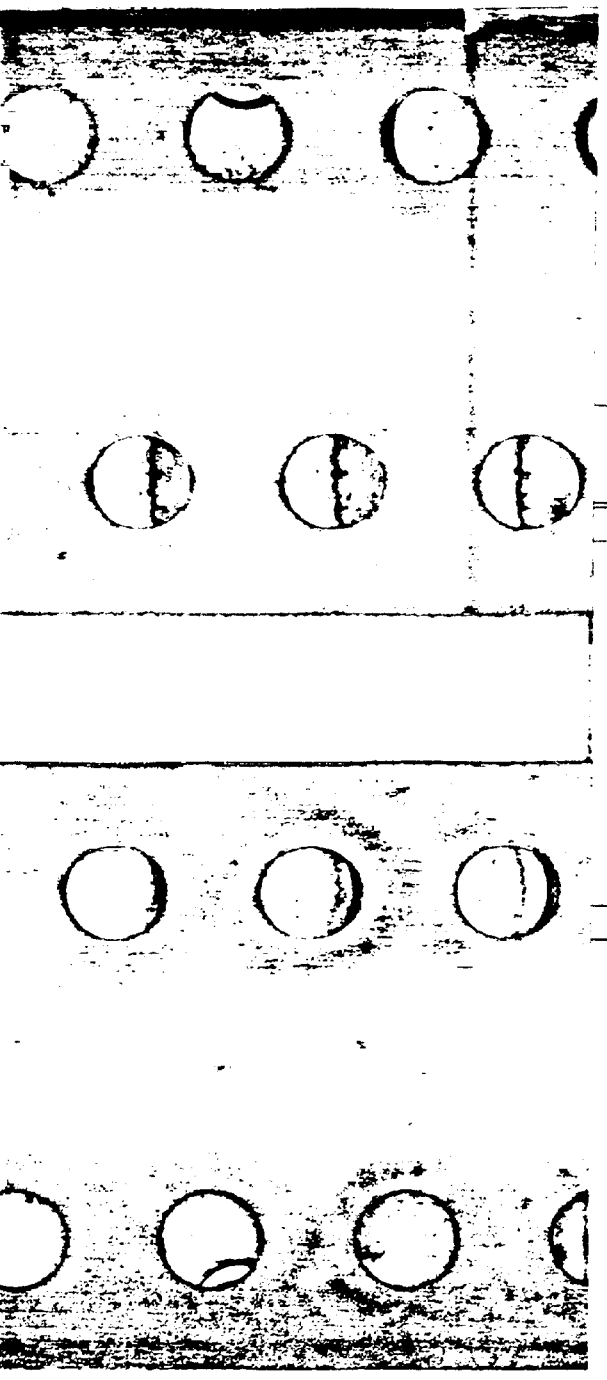
William Zackert and wife,

Barbara Zackert

ATTORNEYS TITLE

A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 80585.73
CON TX 298.22
PRFEE 1.00
WDEED 6.00
TOTAL 305.22
CHECK 305.22

05/11/92 01 09:08 0001 5467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09178

IDENTIFICATION REFERENCE

MAY 11 9 07 AM '92

No. 529700