PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31804)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 142,000.00

Affiant

Sworn and subscribed before me this 18th day of May, 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
George T. Ward
404 Chessington Court
Nashville, TN 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
Source One Mortgage Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3357

MAP-PARCEL NUMBERS
155-8-C-6

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, the undersigned **Robert A. Fabbri and spouse, Joan Mary Fabbri,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **George T. Ward and spouse, Peggy A. Ward,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 6 on the plan of Poplar Creek Estates, Phase Two, of record in Book 6900, page 339-347, Register's office for said County.

SAID Lot No. 6 fronts 34.43 feet on the southerly margin of Chessington Court and extends back 106.98 feet on the westerly line and 163.55 feet on the northeasterly line to a dead line in the rear, measuring 155.00 feet thereon.

BEING the same property conveyed to Robert A. Fabbri and wife, Joan Mary Fabbri by deed from Faxon Homes, Inc., a Tennessee Corporation of record in Book 7637, page 376, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6474, Page 346, Book 6486, page 587, Book 6662, page 433 and Book 6987, page 966, said Register's Office, and to the matters set forth in the referenced Plan of record.

This instrument is executed on behalf of Robert A. Fabbri by Joan Mary Fabbri as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 404 Chessington Court, Nashville, TN 37221

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 18th day of May, 1992.

Robert A. Fabbri, By: Joan Mary Fabbri, Atty-In-Fact

Joan Mary Fabbri

State of Tennessee
County of Davidson

On this 18th day of May, 1992, before me the undersigned authority, personally appeared Joan Mary Fabbri, 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 the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public

11546

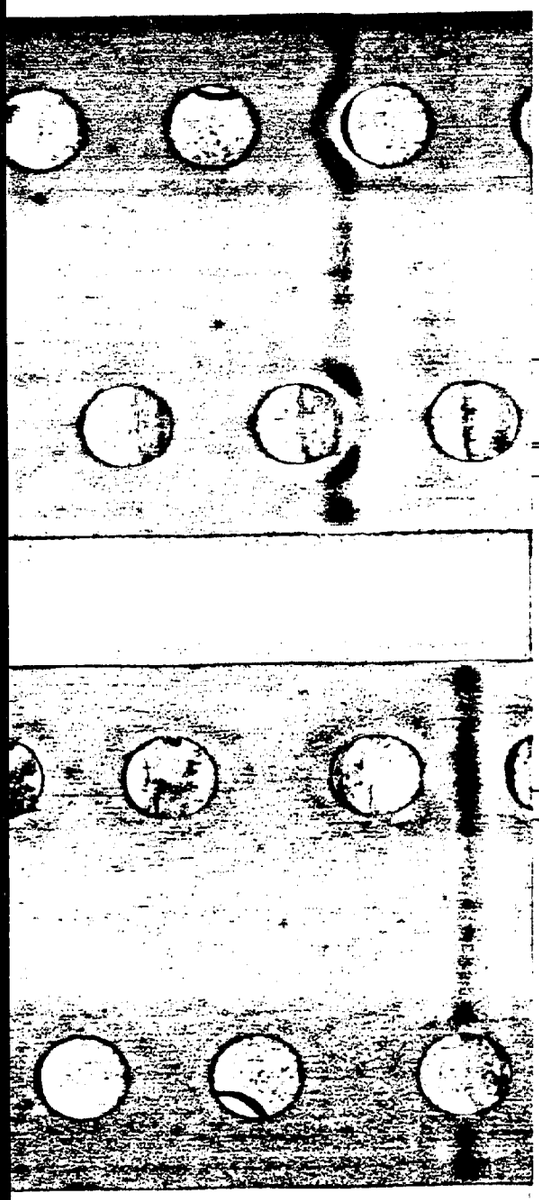
IDENTIF. TREFERENCE

MAY 19 12 32 PM '92

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

8170 05/19 0101 03CHECK 532.40

BOOK 8629 PAGE 325



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

RECEIVED OF _____

FOR _____

BOOK 8629 PAGE 326

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				142000.00
			CON TX	525.40
			PRFEE	1.00
			WDEED	6.00
			TOTAL	532.40
			CHECK	532.40
05/19/92	01		12:33 0001	8170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

II 1546

IDENTIF. TREFERENCE

MAY 19 12 32 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 532358