This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

Box 60

WARRANTY DEED

BOOK 9042 PAGE 485

ADDRESS NEW OWNER:
Timothy J. Frantz and Mary A. Frantz
6824 Collinswood Dr.
Nashville, TN 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
CTX Mortgage Company

MAP AND PARCEL:
MAP 155
GROUP 8C
PARCEL 2

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Suad M. Sifri, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Timothy J. Frantz and wife, Mary A. Frantz, 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:

Being Lot No. 2, Poplar Creek Estates, Phase 2, of record in Book 6900, pages 339-347, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Suad M. Sifri by deed from Faxon Homes, Inc. and Loe E. Kinser and Judy A. Kinser-Alexander of record in Book 8547, page 813, re-recorded in Book 8547, page 813, and further conveyed by Deed of record in Book 8123, page 597, Register's Office for Davidson County, Tennessee.

This is improved property known as 6824 Collinswood Dr., Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1993 and subsequent years.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Timothy J. Frantz and wife, Mary A. Frantz, their heirs and assigns, forever; and Suad M. Sifri, married, does covenant with the said Grantees that she 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 she does further covenant and bind herself, her 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

DAVID G. SIFRI, spouse of Suad M. Sifri, joins in this conveyance to transfer any marital right, title or interest he may have in subject property.

Witness our hands this the Second day of August, 1993.

X Suad M. Sifri
Suad M. Sifri

X David G. Sifri
David G. Sifri

93 AUG 10 AM 8:37

50423

IDENTIFICATION REFERENCE

STATE OF OHIO
COUNTY OF _____

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Suad M. Sifri and David G. Sifri, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 2nd day of August, 1993.

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

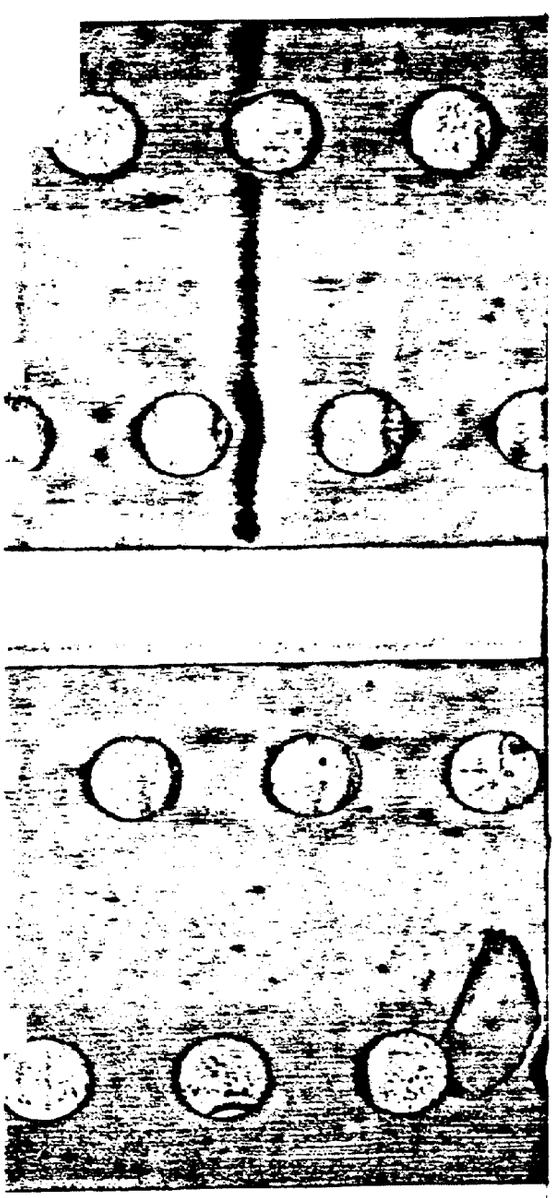
The actual value or consideration, whichever is greater, for this transfer is $ 138,500.00.

_____
AFFIANT

Subscribed and sworn to before me this 30th day of July, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 1/4/97



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 138500.00
CON TX 512.45
PRFEE 1.00
WDEED 8.00
TOTAL 521.45
CHECK/CASH 521.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

08/10/93 01 08:38 0001 7993

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IDENTIF. & REFERENCE

93 AUG 10 AM 8:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 684359