BOOK 10096 PG 112

BOX #19B
G#96-6-44K

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 302,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
SETH R. FRANK (NAME)	BMI FEDERAL CREDIT UNION (NAME)	MAP 129-03
219 Robin Hill Road (ADDRESS)	760 Kinnear Rd (ADDRESS)	PARCEL 006
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Columbus, OH 43212 (CITY) (STATE) (ZIP)	FB #08DZ-70885

FOR AND 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, MARTIN IRA PERLMUTTER A/K/A MARTIN I. PERLMUTTER AND WIFE, LISA B. ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SETH R. FRANK AND WIFE, SHARI FRANK

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 Lot No. 44 on the Plan of West Meade Farms, Inc., Section 1, as of record in Book 1424, Page 47, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Martin I. Perlmutter and wife, Linda Treutel, by Deed from Barbara Gordon and Harris A. Gilbert, and Barbara Gordon, Co-Executors of the Estate of Israel Kaufman, deceased, of record in Book 5788, Page 448, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree, Docket No. 92D-1483, as of record in the Fourth Circuit Court for Davidson County, Tennessee. The said property was further conveyed to Martin Ira Perlmutter, by Quitclaim Deed from Linda Karen Treutel, of record in Book 8763, Page 451, Register's Office for Davidson County, Tennessee.

MARTIN I. Perlmutter being one and the same person as Martin Ira Perlmutter.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

CONTINUED

This is unimproved ( ) improved (X) property, known as 219 Robin Hill Road, Nashville, TN 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 our hand s this 20th day of June 1996

MARTIN IRA PERLMUTTER

LISA B. ADAMS
LBA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARTIN IRA PERLMUTTER A/K/A MARTIN I. PERLMUTTER AND WIFE, LISA B. ADAMS

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 20th day of June, 1996.

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on , this the _____ day of _____ 19____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

LISA B. ADAMS, spouse of the above named Martin Ira Perlmutter, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

0195842

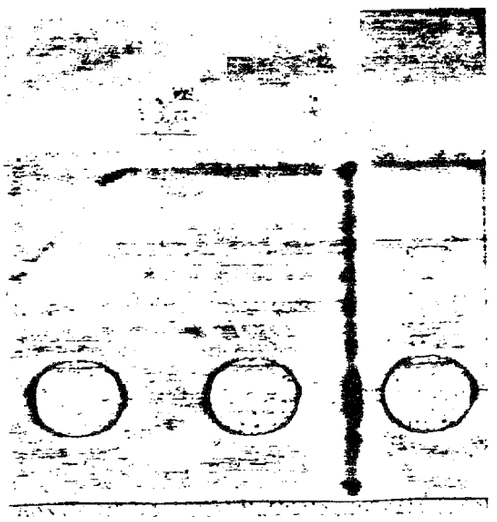
IDENTIF. & REFERENCE

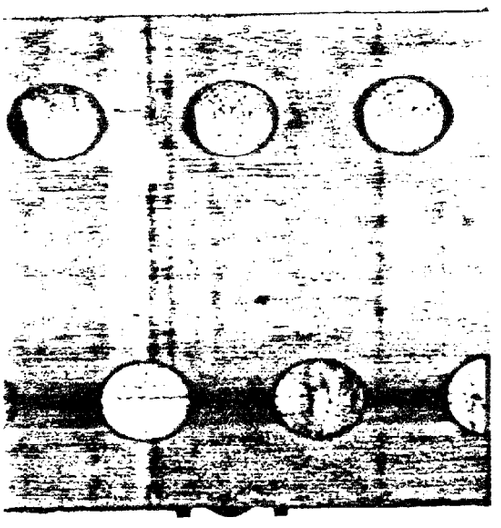
96 JUN 24 AM 11:12

REGISTER
DAVIDSON COUNTY, TN.

5943 06/24 2103 33CHECK 1126.40

DCTN-0WC





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

RECEIVED OF _____

FOR _____

BOOK 10096 PG 114

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	302000.00
CON TX	1117.40
PRFEE	1.00
WDEED	8.00
TOTAL	1126.40
CHECK	1126.40

06/24/96 01 11:17 0001 6843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195842
IDENTIF. & REFERENCE

96 JUN 24 AM 11:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1054625