BK 10193 PG 563

WARRANTY DEED

This instrument prepared by: Arnold M. Weiss, Attorney at Law
208 Adams Avenue, Memphis, TN 38103

THIS INDENTURE, made and entered into this 4 day of September, 19 96 by and between Theresa Sadler, party of the first part, and **BERKELEY FEDERAL BANK & TRUST FSB,** party, itssuccessors and assigns party of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson State of Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Dreamland Estates Southest, Section 1 of record in Book 5200, Page 646, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed by Deed of record in Book 6805, Page 311, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that she lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

WITNESS the signature(s) of the said party(ies) of the first part the day and year first above written.

Theresa M. Sadler
THERESA M. SADLER

96 SEP 9 AM 8:53
FELIX Z. DAVIDSON
COUNTY REGISTER
DAVIDSON COUNTY, TN.

02267 94
IDENTIF. & REFERENCE

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared THERESA M. SADLER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the person(s) within named and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 4th day of September, 1996.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 23, 1998

Property Address: 421 CEDARVIEW DRIVE, NASHVILLE, TN 37211

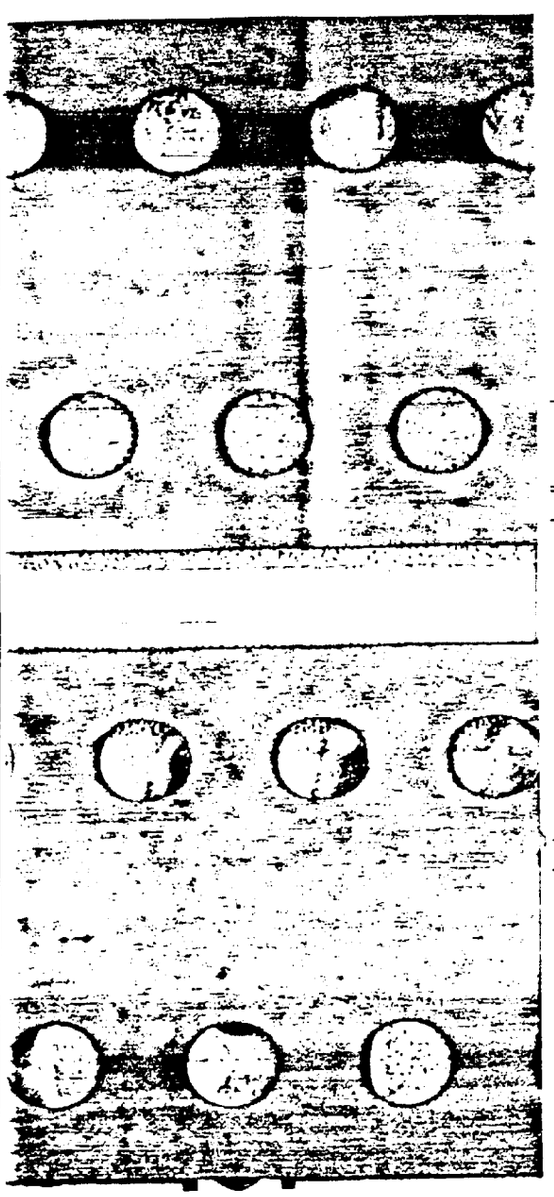
Parcel # 162-13-186 05 DU 61892

Mail Tax Bill to: BERKELEY FEDERAL BANK & TRUST FSB
1675 Palm Beach Lakes Blvd.
Suite 602
West Palm Beach, FL 33401

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 72,956.43
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Sept 19 96
Notary Public

012-09/19/96 01:11 PM CHECK

278-94



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

RECEIVED OF _____

FOR _____

BOOK 10195 PG 564

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 72956.43
CON TX 269.94
PRFEE 1.00
MDEED 8.00
TOTAL 278.94
CHECK 278.94

09/19/96 01 08:56 0001 0127

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226794
IDENTIF. ← REFERENCE

96 SEP 19 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032553