BOOK 10237 PG 223

Z6B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sidney Fleischer 4604 Mountain View Drive Nashville, TN 37215	NEW OWNER	Map 104-11A Parcel 29.00Co
This instrument prepared by: Robert J. Notestine III, Attorney 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Acme, Inc., a Texas corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Sidney Fleischer (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-13 on the Plan of The Villager West Condominium Apartments, of record in Book 5210, page 174, said Register's office for Davidson County, Tennessee.

Being the same property conveyed to Acme, Inc., a Texas corporation by Warranty Deed from Harvey Guyton Van Dell and Catherine Rose Mann of record in Book 10237, page 220, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Leader Federal Savings and Loan Association of record in Book 5948, page 423, Register's Office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved property commonly known as 2134 Fairfax Avenue, Nashville, Tennessee 37212.

024 0006
IDENTIF. & REFERENCE

96 OCT 25 AM 11:11
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $41,250.00.
[
[Affiant
[Subscribed and sworn to before me this
[30th day of May, 1996.
[
[Notary Public
[My Commission Expires 10-12-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of May, 1996.

Acme, Inc., a Texas corporation

BY: H. G. Van Dell
H. G. Van Dell

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

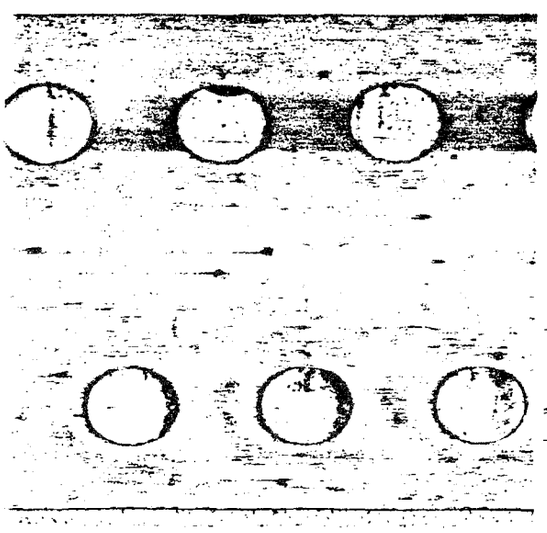
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **H. G. Van Dell** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent of Acme Inc., a Texas corporation, and that he as such authorized agent executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as authorized agent.

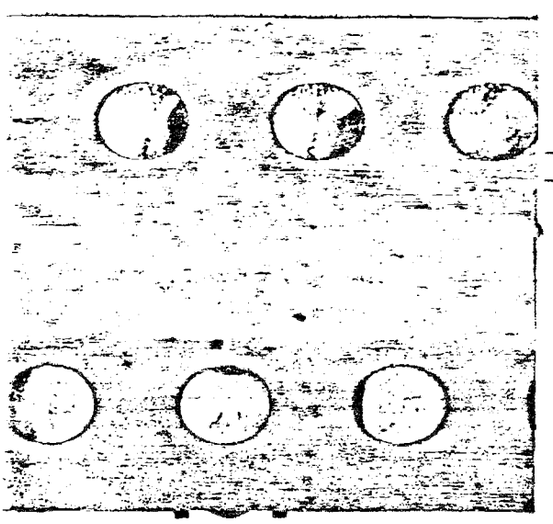
WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 10-12-99

4220 2101 03CHECK 161.53





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

RECEIVED OF _____

FOR _____

BOOK 10237 PG 225

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
				AMT 41250.00
				CON TX 152.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 161.63
				CHECK 161.63
			10/25/96 01	11:12 0001 4220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240006
IDENTIF. & REFERENCE

96 OCT 25 AM 11:11
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

Nº 1081193

No. [redacted]