BOOK 10299 PG 783

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Archange Frage
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF December 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: 07/26/97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Archange Frage (NAME)	MORTGAGE RESOURCES INC. (NAME)	MAP 91-6
6005 Louisiana Ave (ADDRESS)	404 BNA DRIVE, #400 (ADDRESS)	PARCEL 5
Nashville, TN 37209 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37217 (CITY) (STATE) (ZIP)	

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, John D. Denton, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Archange Frage and wife, Immacula Lucas Frage

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. 6 of Block No. 3 of the Extension to Cherokee Park Subdivision, not of record and described as follows:

BEGINNING at a point on the southwesterly margin of Louisiana Avenue, said point being 100 feet northwestwardly from the intersection of the northwesterly margin of 60th Avenue North and the southwesterly margin of Louisiana Avenue, as measured along the said southwesterly margin of Louisiana Avenue; thence leaving the said margin of Louisiana Avenue and with the common line between Lots Nos. 4 and 6 of said unrecorded subdivision southwestwardly a distance of 150 feet to a point on the northeasterly margin of an alley; thence, continuing with the margin of said alley, northwestwardly a distance of 50 feet to a point; thence leaving the margin of said alley and in a northeastwardly direction with the common line between Lots 6 and 8 of said unrecorded subdivision a distance of 150 feet to a point on the said southwesterly margin of Louisiana Avenue; thence continuing with said margin of Louisiana Avenue, southeastwardly a distance of 50 feet to the point of beginning.

BEING the same property conveyed to John D. Denton by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of record in Book 10101, Page 79, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 6005 Louisiana Ave, Nashville, TN 37209
(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 my hand this 23rd day of December 19 96

John D. Denton

BOOK 10299 PG 784

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 John D. Denton, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 19 96.

Commission expires January 20, 1999

Notary Public

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 _____

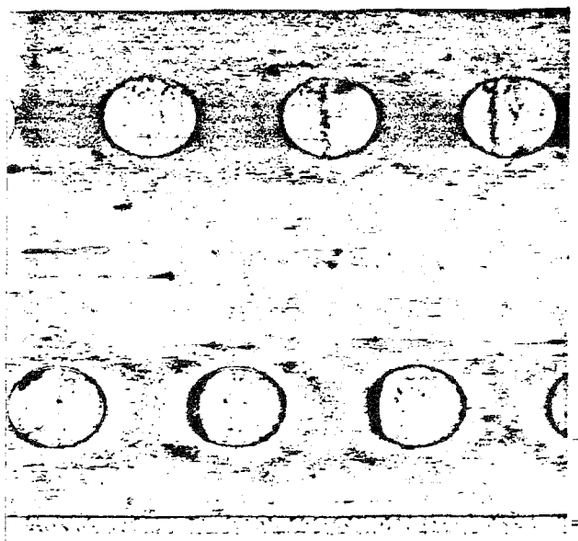
Notary Public

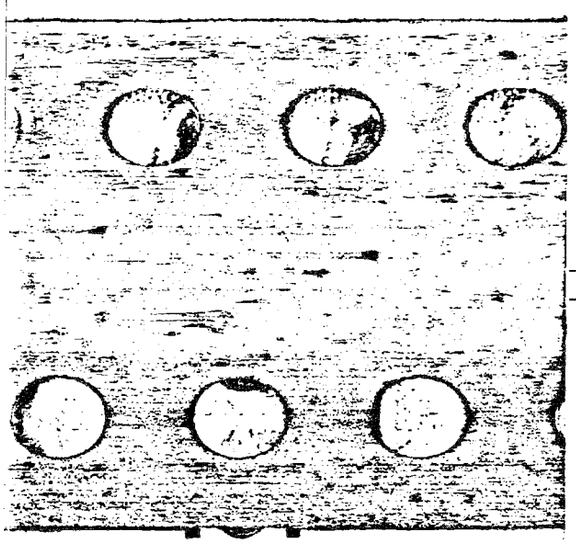
ZANA G. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

025849 1
IDENTIF. # REFERENCE

96 DEC 23 PM 3:00
DAVIDSON COUNTY, TN.

8627 12/23 0101 03CHECK 227.3





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

RECEIVED OF _____

FOR _____

BOOK 10299 PG 785

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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

12/23/96 01 15:02 0001 8627

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~$218.30~~

IDENTIF. & REFERENCE
025491

96 DEC 23 PM 3:00

DAVIDSON COUNTY, TN.

No. 1101198