This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Bernard Fiscu 2125 Farley Place Nashville, TN 37210	Franklin American Mortgage Company 214 Overlook Court, Ste. 150 Brentwood, TN 37027	095-05-0-A-045.00C0

WARRANTY DEED

For and in 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, **S & R Partnership,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Bernard Fiscu and wife, Irina Fiscu**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Belle Acres, Section One, of record in Plat Book 5200, page 144, Register's Office for said County.
>
> Being the same property conveyed to S & R Partnership by deed from Lisa R. Brown of record in Book 10499, page 587, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 1998 taxes are a lien, but not yet due and payable.
2. Covenants, conditions and restrictions contained in instrument of record in Book 5408, page 360, said Register's Office.
3. All matters on the Plan of record in Book 5200, page 144, with surveyor's certificate of correction in Book 5412, page 771, said Register's Office.
4. Subject to any and all building and zoning regulations and permits.
5. Subject to notes on the Plan of record.

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 S & R PARTNERSHIP COVENANTS with the said Grantees that it is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND S & R PARTNERSHIP FURTHER covenants and binds itself, its successors and/or assigns 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.

98 MAR 13 AM 9:29

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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.

This improved property is known as: 2125 Farley Place, Nashville, TN 37210.

WITNESS OUR HANDS THIS 10th DAY OF MARCH, 1998 IN FRANKLIN, TENNESSEE.

S & R PARTNERSHIP

BY: Leigh Anne Sailors, Partner
Leigh Anne Sailors, Partner

BY: Cole A. Raquet, Partner
Cole Andrews Raquet, Partner

BY: Ashley Sailors Raquet, Partner
Ashley Sailors Raquet, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of the state and county aforesaid, personally appeared Leigh Anne Sailors, Cole Andrews Raquet and Ashley Sailors Raquet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a partners of S & R Partnership, the within named bargainor, a partnership, and that they as such partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

Witness my hand, at Franklin, Tennessee, this 10th day of March, 1998.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1/2/2002

5208 03/13 0101 03CHECK 252.93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

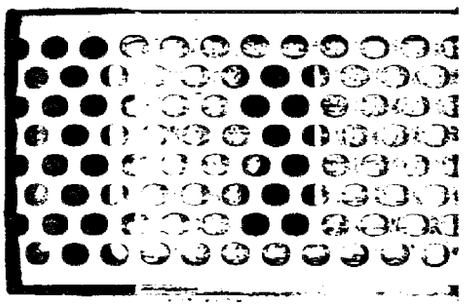
The actual consideration or value, whichever is greater for this transfer is $65,900.00.

Bernard S. Fiber
AFFIANT

Sworn to and subscribed to me, the undersigned, this 10th day of March, 1998, in Franklin, Tennessee.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 1/2/2002



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

RECEIVED OF _____

FOR _____

BOOK 10836 PG 138

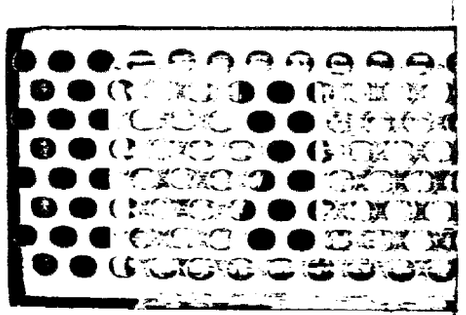
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65900.00
CON TX 243.93
PRFEE 1.00
WDEED 8.00
TOTAL 252.93
CHECK 252.93

03/13/98 01 09:28 0001 5208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0411680
IDENTIFICATION REFERENCE
98 MAR 13 AM 9:29

No. 1265586