(1)
BUK 56

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD
NASHVILLE, TN. 37215

BOOK 11033 PAGE 112

THIS INDENTURE, made and entered as of the **7th** day of **July, 1998** by and between

MELVIN WEBER ENTERPRISES, INC. , a TENNESSEE corporation,

hereinafter referred to as Grantor, and

FRANCES SABINO, UNMARRIED ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 32 ON THE PLAN OF RESUBDIVISION OF LOTS 31, 32 AND 33 OF THE WEAKLEY AND DODD'S SUBDIVISION OF RECORD IN PLAT BOOK 6050 PAGE 581 REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

BEING ALL THE SAME PROPERTY CONVEYED TO MELVIN WEBER ENTERPRISES, INC. BY DEED FROM VINCENT SCALF AND WIFE, MONICA SCALF OF RECORD IN BOOK 10046 PAGE 227 REGISTER'S OFFICE FOR 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 Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

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

7480 07/24 0101 03CHECK 269.81

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Melvin Weber Enterprises, Inc.
MELVIN WEBER ENTERPRISES, INC.
Allene Orlanda Weber

98 JUL 24 AM 9:05
FELIX Z. HILL, III REGISTER
DAVIDSON COUNTY, TN.

0466114
IDENTIF. # REFERENCE

CORPORATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Melvin Weber with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be _____ of the **MELVIN WEBER ENTERPRISES, INC.**, the within named bargainor, a corporation, and the he/she as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as _____.

Witness my hand, at office, in **NASHVILLE**, this **7th** day of **July, 1998.**

Notary Public

Commission Expiration: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$69,950.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

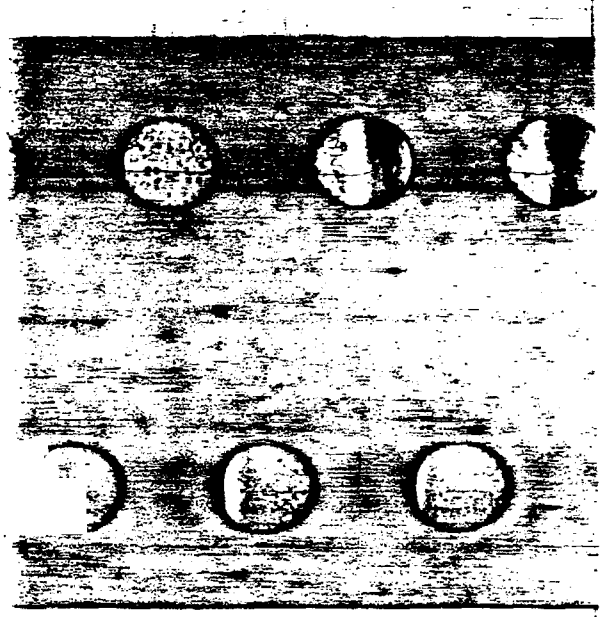
Subscribed and sworn to before me this **7th** day of **July, 1998.**

Notary Public

Commission Expiration: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD NASHVILLE, TN. 37215	FRANCES SABINO 123 FERN AVE NASHVILLE, TN 37207	123 FERN AVE NASHVILLE, TN 37207 MAP PARCEL NUMBER 71-14-4



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

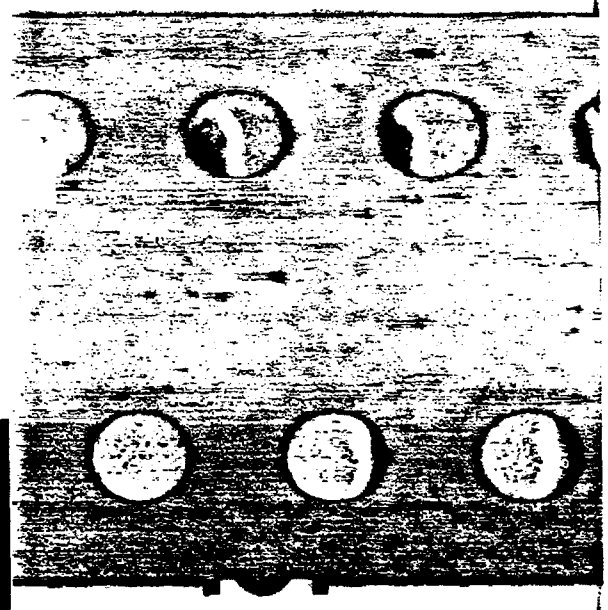
RECEIVED OF _____

FOR _____

BOOK 11033 PAGE 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	69950.00
CON TX	258.81
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	269.81
CHECK	269.81

07/24/98 01 09:09 0001 7480

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04661 14
IDENTIF. ↑ REFERENCE

98 JUL 24 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1323126