File Box 9-3
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 11103 PAGE 219

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#15848

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
YITZCHOK TIECHTEL	FRANKLIN AMERICAN MORTGAGE	142-16-C
(NAME)	(NAME)	
2608 South Highlands Drive	214 Overlook Court, Ste. 150	23.00 CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Brentwood, Tennessee 37027	9D81983
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, MONZA BUSINESS, S.A., an International Business Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO YITZCHOK TIECHTEL, AND ESTHER TIECHTEL, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Devon Highlands Phase II, as of record in Plat Book 7900, page 517, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Monza Business by deed from Southwinds Development, Inc. of record in Book 9527, page 669, said Register's Office.

This conveyance is made subject to: (1) 1998 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6900, page 398, Book 8120, page 402, amended in Book 8180, pages 230 and 232, Book 8712, page 618 and 620, Book 10692, pages 750 and 753; (3) Charters of record in Book 8170, page 450 and Book 7520, page 564; (4) Agreement of record in Book 8611, page 31; and (5) All matters appearing on the Plan of record in Plat Book 7900, page 517, said Register's Office.

98 SEP -8 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0485220

unimproved ( )
This is improved (XX) property, known as 2608 South Highlands Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of September, 19 98.

MONZA BUSINESS, S.A.
By:
OMAR RACY, DIRECTOR AND PRESIDENT

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STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OMAR RACY

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the DIRECTOR AND PRESIDENT of MONZA BUSINESS the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 2nd day of September 19 98

My commission expires 9/22/2000 Notary Public _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF September 19 98

MY COMMISSION EXPIRES: 9/22/2000
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM MONZA BUSINESS

TO YITZCHOK TIECHTEL, AND ESTHER TIECHTEL

874-80 7920 09/08 0101 03MEDX

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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

RECEIVED OF _____

FOR _____

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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
234000.00
CON TX 865.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 876.80
CHECK 876.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
09/08/98 01 12:28 0001 7920

0485220
IDENTIF. # REFERENCE

98 SEP -8 PM 12:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1343343