MAIL: RANDOLPH CO., REALTOR--[illegible] Crestmoor Nashville, [illegible]

FORM NO. WD-1

BOOK 4844 PAGE 490

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___ DAY OF August, 19 74

Notary Public

MY COMMISSION EXPIRES: 4-

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & HARRIS, ATTORNEYS 807 American Trust Building, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen I. Abramowitz (NAME)	First Federal Savings & Loan Ass'n. (NAME)	Map 104-14
2212 29th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	Par 94
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	24W-4490

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, ~~WE~~ I, JOHN RAY BEESLEY, III, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO STEPHEN I. ABRAMOWITZ, and wife, Christine V. Abramowitz

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:

LAND in Davidson County, Tennessee, being Lot No. 62 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, of record in Book 421, page 16, Register's Office for said County, as follows:

SAID Lot No. 62 fronts 65 feet on the easterly side of 29th Avenue South and runs back between parallel lines 190 feet to an alley.

BEING the same property conveyed to John Ray Beesley, III, by deed from Stephen L. I'Keefe and wife, Patricia A. O'Keefe, of record in Book 4635, page 519, Register's Office for said County.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First Federal Savings and Loan Association, of record in Book 4635, page 521, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 2212 29th Avenue South, Nashville, Tennessee
(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 15 day of August, 19 74

John Ray Beesley, III

[redacted]

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Ray Beesley, III

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16 day of August, 1974.

Commission expires 4-27-1977

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

JOHN RAY BEESLEY, III

TO

STEPHEN I. ABRAMOWITZ

C 6 7 5 6 7

IDENTIFICATION REFERENCE

AUG 19 8 48 AM '74

FELIX [illegible]
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File: Box 9
Castleman & Harris

AUG 19 74	CONV	37,250.00			
AUG 19 74	S'TAX		A*	86.32	
AUG 19 74	PR'FEE		A*	.50	
AUG 19 74	W'DEED		A*	4.00	* 90.82