This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Roy Albert Abston
and wife, Janet Miles Abston

TO

Ralph Albert Abston

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney
1119 Stahlman Bldg., Nashville

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Albert Abston (NAME)	Metropolitan Federal S & L (NAME)	133-7 par 224
196 Woodson Lane (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	6DA 57805
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

1833 IDENTIFICATION REFERENCE APR 23 2 58 PM '87 RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,500.00 Janet V. Miles Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF April, 1987

Notary Public

MY COMMISSION EXPIRES: 3-17-88

(AFFIX SEAL)

For and in Consideration of the sum of Twenty Thousand and no/100 Dollars ($20,000.00) DOLLARS cash in hand paid by Ralph Albert Abston, and other good, valuable and sufficient consideration, and the further consideration by the grantee herein that he assume and agree to pay an indebtedness of record in Book 4765, page 567, Register's Office for Davidson County, Tennessee; said indebtedness in the original principal sum of $12,450.00, and is payable to First Federal Savings & Loan Association of Nashville; and further to assume a second indebtedness of record in Book 6788, page 493, Register's Office for Davidson County, Tennessee; said indebtedness in the original principal sum of $16,000.00, and is payable to Morris Levine; each indebtedness provides for monthly payments with payments to continue until the entire indebtedness is paid in full; the receipt of which is by us acknowledged, we, Roy Albert Abston and wife, Janet Miles Abston, have bargained and sold, and by these presents do transfer and convey unto the said

Ralph Albert Abston

his 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. 54 on the Plan of Parma Heights, as of record in Book 2133, page 23, Register's Office for said County.

Said Lot No. 54 fronts 80 feet on the north side of Woodson Lane, and runs back 169.39 feet on the easterly line and 100 feet on the westerly line, to a dead line, measuring 104.7 feet thereon.

Being the same property conveyed to Janet V. Miles by deed from Newby M. Taylor and wife, Edna L. Taylor, of record in Book 5063, page 635, Register's Office for Davidson County, Tennessee. The said Janet V. Miles having since remarried and Janet V. Miles and Janet Miles Abston are one and the same person. The said Roy Albert Abston, being the husband of Janet Miles Abston, joins in this conveyance for the purpose of conveying all of his right, title and interest in and to said real property to the herein named Grantee.

The escrow account is transferred by the grantors herein to the grantee, Ralph Albert Abston.

unimproved ( )
This is improved (XX) property, known as 196 Woodson Lane, Nashville, TN 37211
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ralph Albert Abston his heirs and assigns, forever.

And we do covenant with the said Ralph Albert Abston that we lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as appears of record.

And we, Roy Albert Abston and wife, Janet Miles Abston do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Ralph Albert Abston his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 17 day of April, 19 87

Roy Albert Abston

Janet Miles Abston

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 Roy Albert Abston and wife, Janet Miles Abston

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of April, 19 87.

Notary Public

Commission Expires 7-17-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

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

RECEIVED OF _____

FOR _____

BOOK 7213 PAGE 335

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
			4250.00 CAMT. 19.00 CSTAX .50 PRFEE 6.00 WDE D CHECK 185.50- 04/23/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18333

IDENTIFICATION REFERENCE

APR 23 2 59 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 73201