This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

FRANK SZIJARTO and wife,
MARTHA SZIJARTO

TO

E. J. DAVIS and wife,
JANE M. DAVIS

For draftsman's use

THIS INSTRUMENT PREPARED BY:

George H. Cate, Jr.
1101 Stahlman Building
Nashville, TN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.& Mrs. E.J. Davis (NAME)	SAME (NAME)	Map 11D
403 A&B Hamblen Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 31055
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

37965

JUN 2 1 04 PM '89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$68,000.00 E. J. Davis Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 1989.

George H. Cate, Jr. Notary Public

MY COMMISSION EXPIRES: Sept. 9, 1989

(AFFIX SEAL)

For and in Consideration of the sum of Sixty-Eight Thousand Dollars ($68,000) DOLLARS

Metro taxes for 1989 have been prorated and are assumed by the Buyers.

We, Frank Szijarto and wife, Martha Szijarto, xxxxxxxxxxxxx **have bargained and sold, and by these presents do transfer and convey unto the said** E. J. Davis and wife, Jane M. Davis, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Being Lot No. 91 on the Plan of Primrose Acres, as of record in Book 2663, page 106 and 107, Register's Office for said County.

Said Lot No. 91 fronts 102.37 feet on the southerly side of Hamblen Drive and extends back between lines 224.8 feet on the easterly line and 241.2 feet on the westerly line to a dead line in the rear, measuring 86.2 feet thereon.

Being the same property conveyed to Frank Szijarto and wife, Dorothy Virginia Szijarto, by deed from Armon Jacques Dedmon and wife, Alene Hayes Dedmon, of record in Book 3979, page 589, Register's office for Davidson County, Tennessee. The said Dorothy Virginia Szijarto has since died.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from Hamblen Drive, and conditions of owners certificate, as shown on plan of record in Book 2663, page 106 and 107, Register's Office for Davidson County, Tennessee; and to restrictive covenants contained in an instrument of record in Book 2859, page 584, said Register's Office.

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unimproved ( )
This is improved (X) property, known as 403 A&B Hamblen Drive, Madison, TN 37115
(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 E. J. Davis and wife, Jane M. Davis heirs and assigns, forever.

And We do covenant with the said E. J. Davis and wife, Jane M. Davis 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.

And We, Frank Szijarto and Martha Szijarto, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said E. J. Davis and wife, Jane M. Davis, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 25th day of May, 1989

Martha Szijarto
MARTHA SZIJARTO

Frank Szijarto
FRANK SZIJARTO

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George H. Cate, Jr., a Notary Public in and for said County and State, the within named Frank Szijarto and wife, Martha Szijarto

the bargainor ___, 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 Nashivlle, Tennessee, this 25th day of May, 1989.

George H. Cate, Jr. Notary Public

Commission Expires Sept. 9, 1989

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

_____

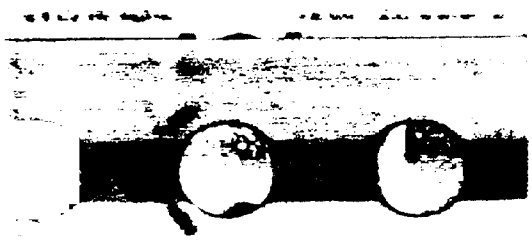
_____

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

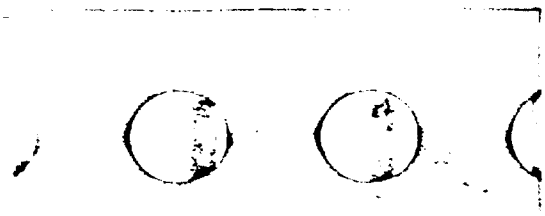
RECEIVED OF _____

FOR _____

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

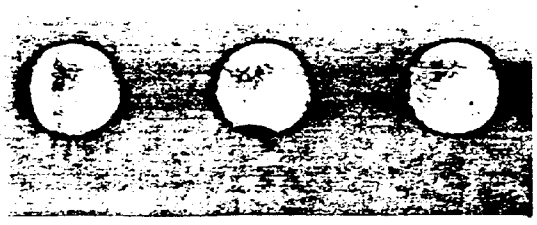
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



AMT	68000.00
CON TX	224.40
PRFEE	0.50
WDEED	6.00
TOTAL	230.90
CHECK	230.90

06/02/89 01 13:07 0001 111?

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



37965

JUN 2 1 04 PM '89

No. 215494