FILE NO. 25832 FILE BOX "7"

FORM NO WD-1 BOX 7

BOOK 8029 PAGE 755

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,797.25

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th DAY OF JANUARY, 19 90

Notary Public

MY COMMISSION EXPIRES: 11-24-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES M. LEE et ux	FIRST UNION MORTGAGE CORP.	MAP 96-14
(NAME) 2926 Twin Lawn Drive	(NAME) P. O. Box 18109	PARCEL 74
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN. 37214	(STREET ADDRESS) Raleigh, North Carolina 27619	3DZ 60012
(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, WE, ALOYUSIS ABRAMS and wife, BETTY J. ABRAMS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. LEE and wife, KAREN L. LEE

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. 745 on the Plan of Cloverhill Subdivision, Section 9, recorded in Book 2331, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Aloyusis Abrams and wife, Betty J. Abrams by deed from Arnold S. Garland, Unmarried Person, of record in Book 7810, page 859, Register's Office for Davidson County, Tennessee.

THIS PROPERTY is conveyed subject to a Deed of Trust against same made by the Grantors dated 3/31/89, in the amount of $47,975.00, and recorded in the Register of Davidson County in Deed Book 7810, Page 862. The Grantee agrees to assume and pay the same as part of the consideration of this conveyance. The Grantee also hereby assumes the obligation of ALOYUSIS ABRAMS and wife, BETTY J. ABRAMS under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

Unimproved
This is improved X property known as 2926 Twin Lawn Drive, Nashville, Tennessee 37214
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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of January, 19 90

Aloyusis Abrams
ALOYUSIS ABRAMS

Betty J. Abrams
BETTY J. ABRAMS

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 ALOYUSIS ABRAMS and wife, BETTY J. ABRAMS,

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 19th day of JANUARY, 1990.

Commission Expires 11-21-92

James A. Dunn, Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and 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 _____

WARRANTY DEED

FROM

ALOYUSIS ABRAMS and wife,

BETTY J. ABRAMS

TO

JAMES M. LEE and wife,

KAREN L. LEE

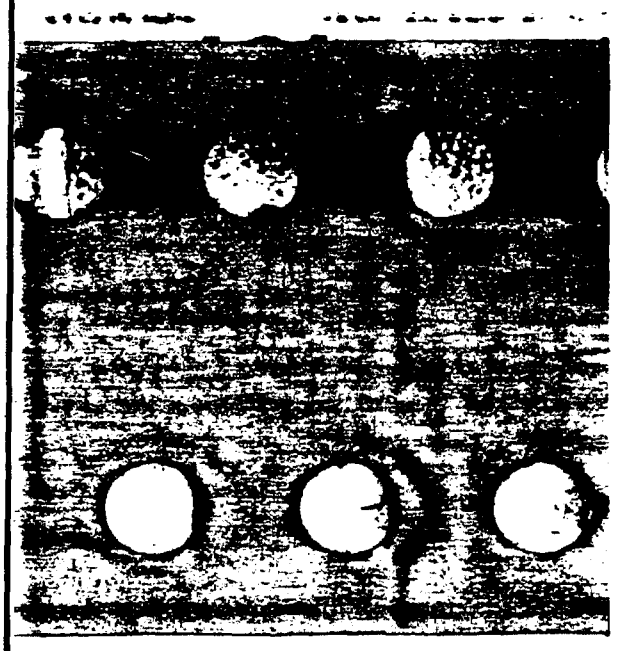
9 7.8 9.6

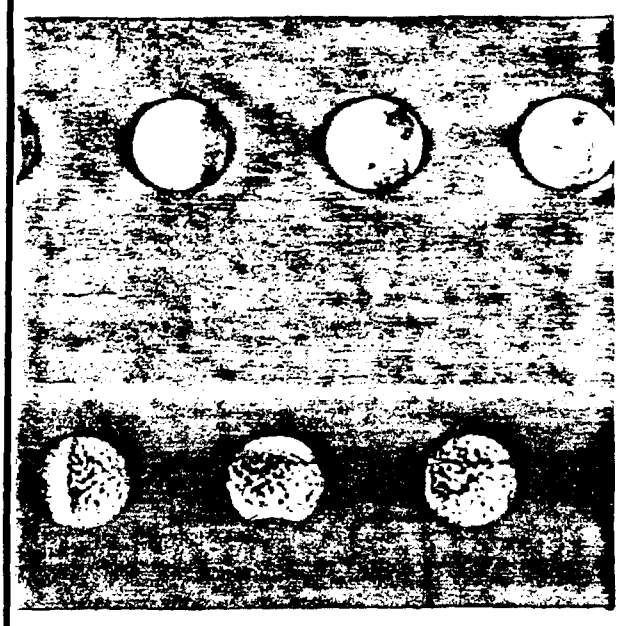
IDENTIFICATION REFERENCE

JAN 22 1 05 PM '90

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

1936 01/22 0101 03CHECK 164.73





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 47797.25
CON TX 157.73
PRFEE 1.00
WDEED 6.00
TOTAL 164.73
CHECK 164.73

01/22/90 01 13:08 0001 4936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 7 8 9 6

IDENTIFICATION REFERENCE

JAN 22 1 06 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 286023