BOOK 8078 PAGE 412 File 40

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF April 19 90

Notary Public

MY COMMISSION EXPIRES 9-9-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Robert F. Doyle, Attorney, 301 Stahlman Building, Nashville, Tenn. 37201

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Jonas W. Avrit, Jr., et ux (NAME)	Jonas W. Avrit, Jr., et ux (NAME)	Map 69-16
3603 Old Hydes Ferry Pike (STREET ADDRESS OR ROUTE NUMBER)	3603 Old Hydes Ferry Pike (STREET ADDRESS)	Par. 55
Nashville, Tennessee. 37218 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee. 37218 (CITY) (STATE) (ZIP)	13DA-61525

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 ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONAS W. AVRIT, JR., AND WIFE, SHARON E. AVRIT

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:

1 Land in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of J. J. Holzapfel's Subdivision at Bordeaux, not of record, described according to a survey by Watkins and Murray, Surveyor dated March 2, 1949, as follows:

2 Beginning at a point on the westerly margin of Hydes Ferry Road, at the northwest corner of Lot No. 2 conveyed to W. E. Hudgins and wife, by deed from Christine H. Rigsby, et vir, of record in Book 1879, page 601, Register's Office for said County; thence with the northerly boundary line of said Hudgins property westwardly 180 feet to Hudgins northwest corner, the easterly margin of Lot No. 3 of said subdivision; thence northerly along said easterly line of Lot No. 3, 80 feet to a point; thence north 57° 45' east 180 feet to the westerly margin of said Hydes Ferry Road; thence with said margin southerly 80 feet to the beginning.

Being the same property covneyed to Associates Financial Services Company of Tennessee, Inc. by deed from Robert F. Doyle, Substitute Trustee of record in Book 8066, page 401, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1990 Metro Land Taxes which the Grantee herein assumes and agrees to pay when due and payable, and is further subject to an easement for sewers of record in Book 3987, page 70, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3603 Old Hydes Ferry Pike, Nashville, Tennessee. 37218
(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 its hand this 2 day of April, 19 90

ASSOCIATES FINANCIAL SERVICES COMPANY OF TENNESSEE, INC.

BY:

Vice-President

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STATE OF TENNESSEE
Davidson County

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

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

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

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, Mary N. Sadler a Notary Public in and for the State and County aforesaid, personally appeared R. D.Davis, Vice President

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 Vice-President of the Associates Financial Services Company of Tennessee, Inc. a corporation, and that he as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of April, 1990

Mary N Sadler Notary Public

Commission Expires 1-9-91

WARRANTY DEED

FROM
Associates Financial Services Company of Tennessee, Inc.

TO
Jonas W. Avrit, Jr., and wife, Sharon E. Avrit

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

1537U

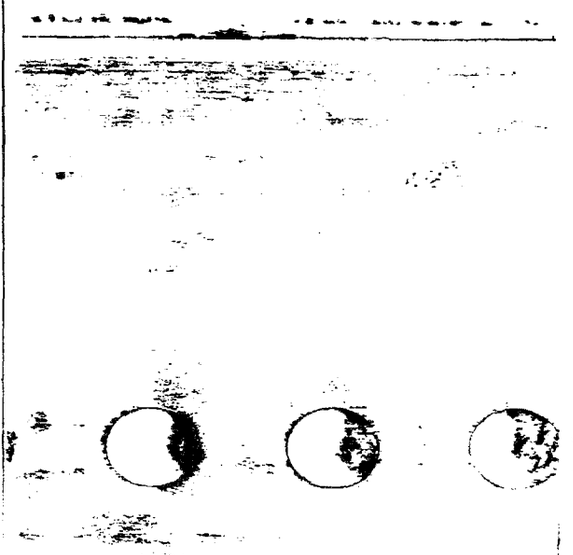
IDENTIF. REFERENCE

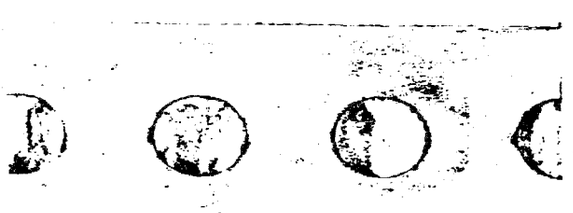
APR 2 2 51 PM '90

DAVIDSON COUNTY

RECEIVED TOTO 20/40 5602

05-1537







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 45000.00
				CON TX 148.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 155.50
				CHECK 155.50
			04/02/90 01	14:50 0001 7095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

115.37 U

IDENTIF. TREFERENCE

APR 2 2 51 PM '90

DAVIDSON COUNTY

No. 306259