NAME AND ADDRESS OF NEW OWNER:
Mr. & Ms. Keith W. Abrams
5008 North Hillsboro Drive
Nashville, TN 37211

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P.O. Box 105202
Atlanta, GA 30348

PREPARED BY:
KIOUS, HALL & ANGLIN
An Association of Attorneys
805 South Church Street
8 Jefferson Square
Murfreesboro, TN 37130

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WARRANTY DEED

(Map 161-3, Parcel 156)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 (10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and the assumption by the grantees herein of an indebtedness payable to Third National Mortgage Company secured by a Deed of Trust on the within described property of record in Book 7040, page 48, of the Register's Office of Davidson County, Tennessee, to which instrument reference is hereby made for all of its terms and provisions;

The undersigned, LANNIE G. BOSWELL and wife, BETSY M. BOSWELL, have bargained and sold and do hereby transfer and convey unto KEITH W. ABRAMS and wife, DEBORAH L. ABRAMS, their heirs and assigns, forever, that certain tract or parcel of real estate located and situated in Davidson County, Tennessee, and described as follows, to-wit:

> LAND in Davidson County, Tennessee, Being Lot No. 37 on the Plan of MCMURRAY PARK, as of record in Book 5050, page 89, of the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.
>
> BEING the same property conveyed to the undersigned by Warranty Deed of record in Deed Book 6851, page 168, of the Register's Office of Davidson County, Tennessee.
>
> THIS conveyance is made subject to restrictions of record in Deed Book 5185, page 137; 20 ft. minimum building setback line, 10 ft. public utility and drainage easement and all other matters as shown on plat of record in Book 5050, page 89; all of the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good

right to convey the same; and that the same is unencumbered except as noted herein and except for the 1991 property taxes which will be prorated and assumed by the grantees.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The grantees hereby assume the above mortgage and the note which it secures. The escrow account with the aforementioned mortgagee shall be and hereby is transferred to the grantees.

Possession of said property will be given with deed.

WITNESS OUR HANDS AND SIGNATURES this the 10th day of April, 1991.

LANNIE G. BOSWELL

BETSY M. BOSWELL

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, LANNIE G. BOSWELL and wife, BETSY M. BOSWELL, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 10th day of April, 1991.

NOTARY PUBLIC

My Commission Expires:
11-16-93

RECEIVED
APR 12 5 11 PM 1991
REGISTER'S OFFICE
RUTHERFORD COUNTY, TENNESSEE
78062

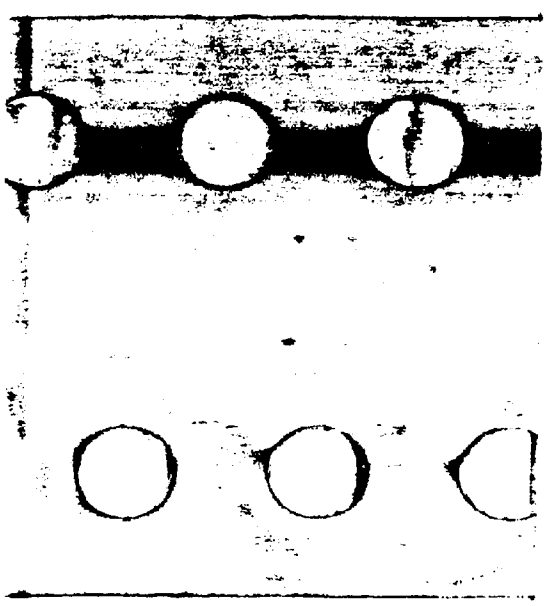
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $73,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Keith W. Adams
Affiant

Sworn to and subscribed before me this 10th day of April, 1991.

Sherry J. [illegible]
NOTARY PUBLIC

My Commission Expires:
11-16-93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

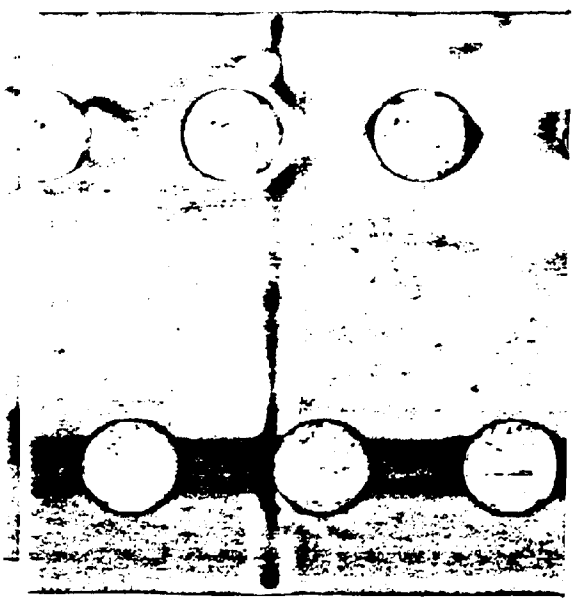
RECEIVED OF _____

FOR _____

BOOK 8333 PAGE 459

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	73000.00
CO TX	240.90
PRFEE	1.00
MDEED	9.00
TOTAL	250.90
CHECK	250.90

04/19/91 01 09:34 0001 6297

07862

IDENTIF. REFERENCE

APR 19 9 36 AM '91

DAVIDSON COUNTY TN.

No. 414328