#3

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

George Franklin Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF January 94

Notary Public

MY COMMISSION EXPIRES: March 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Franklin Graham (NAME)	(NAME)	MAP 119-090
2800-2802 Grandview Avenue (ADDRESS)	SAME (ADDRESS)	PARCELS 108 & 109
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Deborah May Valentine Hutchins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Franklin Graham

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. 14 in the McLean Subdivision, a plan of which is recorded in Plan Book 421, page 130, of the Register's Office for said County, beginning at the southeast corner of Caldwell Avenue and a 26 foot unnamed street, and running thence southeasterly along said Caldwell Avenue, 77 1/2 feet; thence easterly 150 feet to an alley; thence northwardly along said alley 35 1/2 feet; thence westwardly 155 1/2 feet to the beginning point.

Being the same property conveyed to Deborah May Valentine by Quitclaim Deed from Kate Waller Smith, Trustee of record in Book 5606, page 359, Register's Office for Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 15 in the McLean Subdivision, a plan of which is of record in Book 421, page 130 of the Register's Office for said County, said Lot No. 15 fronts 50 feet on the easterly side of Caldwell Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Deborah May Valentine by Quitclaim Deed from Kate Waller Smith, Trustee of record in Book 5606, page 357, Register's Office for Davidson County, Tennessee.

Deborah May Valentine Hutchins and Deborah May Valentine being one and the same person.

Phillip Hutchins, husband of Deborah May Valentine Hutchins, joins in this conveyance to convey all right, title and interest he may have in the above*

CONTINUED

unimproved ( )
This is improved (X) property, known as 2800-2802 Grandview Avenue, Nashville, Tennessee 37211
(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 my hand this 7th day of January, 19 94

Deborah May Valentine Hutchins
Deborah May Valentine Hutchins

Phillip A. Hutchins
Phillip Hutchins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah May Valentine Hutchins and husband Phillip Hutchins

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of January 19 94.

Commission expires March 21, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

*referenced property including but not limited to marital rights.

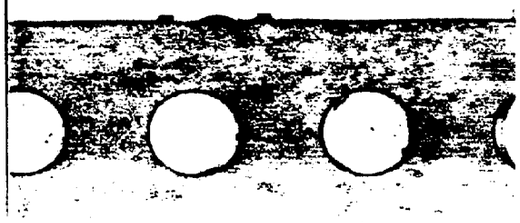
This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

IDENTIF. & REFERENCE

94 JAN -7 PM 1:49

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED
FROM
TO
RETURN TO:
CHECK 01707 01101 7452
194-00



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

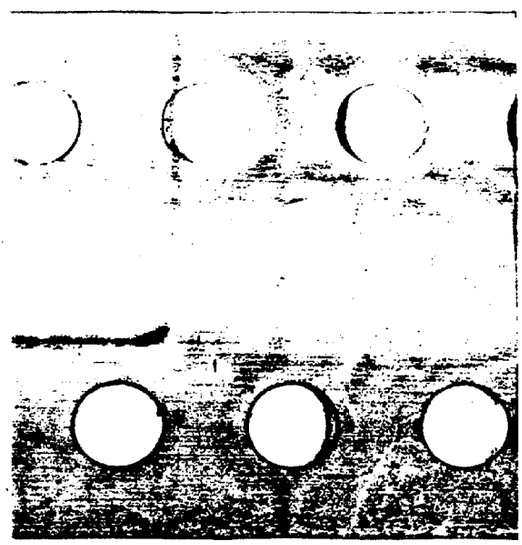
RECEIVED OF _____

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/07/94 01 13:49 0001 7452

05560
IDENTIF. & REFERENCE

94 JAN -7 PM 1:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 743467