FILE NO. 32571

FILE BOX "7"

BOOK 9392 PAGE 163 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,368.56

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 19 94

_____ Notary Public

MY COMMISSION EXPIRES: 2-23-97

(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
JOANN ABRAHAM (NAME)	FLEET REAL ESTATE FUNDING CORP. (NAME)	60-8-45
3047 Hillside Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 100537 (STREET ADDRESS)	
Nashville, Tennessee 37207 (CITY) (STATE) (P.O. ZIP)	Florence, South Carolina 29501-0537 (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 Audrey Dillehay Williams and Tara Lynn Williams, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JoAnn Abraham

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 part of Lot No. 12 on the Map of E. A. Lindsey's Subdivision on the Dickerson Road as of record in Book 547, page 144, said Register's Office.

SAID part of Lot No. 12 begins at a point 100 feet south of the northern boundary line of said lot and running 100 feet on the easterly side of a 50 foot unnamed Street; thence running back parallel to the northerly boundary line of said Lot 693 feet; thence North 100 feet to a point; thence parallel to the said boundary line 693 feet to the point of beginning. Said part of Lot No. 12 being the middle 100 feet of said lot.

BEING the same property conveyed to Audrey Dillehay Williams and Tara Lynn Williams, both unmarried, by deed from Katherine Rainey, a widow, of record in Book 7807, page 157, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to LEADER FEDERAL MORTGAGE, INC., of record in Book 7807, page 160, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH FLEET REAL ESTATE FUNDING CORPORATION.

This is unimproved (X) improved ( ) property, known as 3047 Hillside Avenue, Nashville, TN 37207
(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 our hand s this 20 day of June, 19 94

Audrey Dillehay Williams
AUDREY DILLEHAY WILLIAMS

X Tara Lynn Williams
TARA LYNN WILLIAMS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named Audrey Dillehay Williams and Tara Lynn Williams, both unmarried,

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 24th day of June, 19 94.

Commission Expires 7/23/94

Alan D. Mazer
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

TO

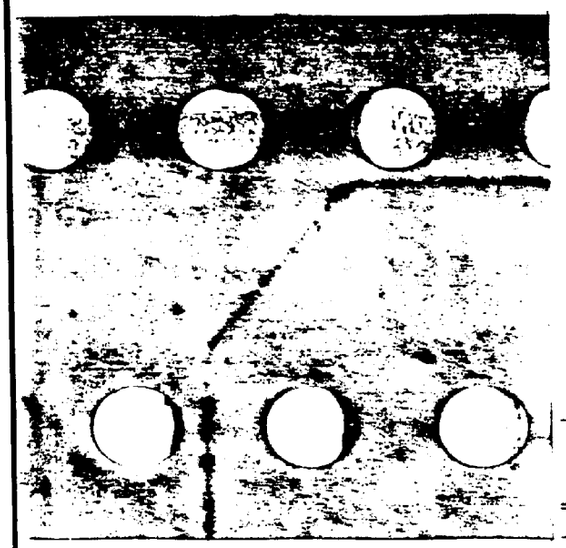
1557 06/29 0101 03CHECK 232.48

66041

IDENTIF. & REFERENCE

94 JUN 29 PM 1:29

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



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

RECEIVED OF _____

FOR _____

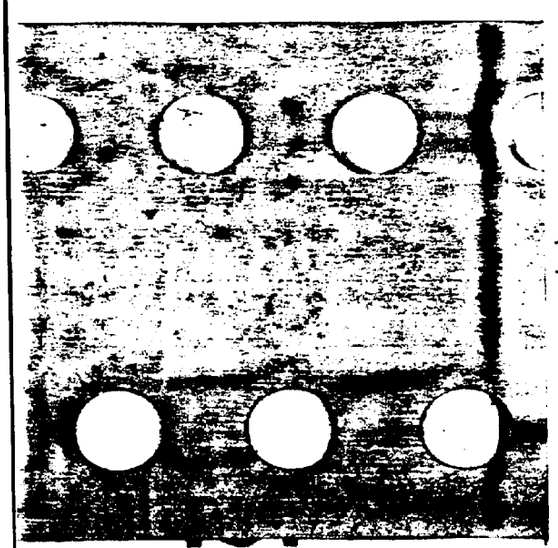
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	60368.56
CON TX	223.48
PRFEE	1.00
WDEED	8.00
TOTAL	232.48
CHECK	232.48

06/29/94 01 13:30 0001 1557



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66041
IDENTIF. ✦ REFERENCE

94 JUN 29 PM 1:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 808226