STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Victoria Anne Heil
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERIC RAEFSKY (NAME)	"NEW OWNER" (NAME)	MAP 104-9
3704 CENTRAL AVENUE (ADDRESS)	(ADDRESS)	PARCEL 92
NASHVILLE, TN 37205 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB NO. 26W-02115

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, ALFRED C. LANIER, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIC RAEFSKY AND WIFE, VICTORIA ANNE HEIL

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. 123 of Block 6, on the Plan of the Richland Realty Company's First Subdivision, Division "A" as of record in Book No. 161, page 151, Register's Office for said County.

Said plan shows said property divided into Blocks, but does not show Subdivision of the Blocks into small lots.

According to a printed copy of an unregistered plan subdividing said Blocks into small lots, said Lot 123 fronts 65 feet on the northerly side of Richland Avenue, and runs back between parallel lines, with the westerly margin of Bowling Street 192.5 feet to an alley.

BEING the same property conveyed to Alfred C. Lanier, Jr. and wife Mary O. Lanier, the said Mary O. Lanier having since died. The property is vested in Alfred C. Lanier, Jr. as surviving tenant by the entirety, by Deed from J. B. Wood and wife, Sudye S. Wood, of record in Book 3098, Page 370, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 3600 RICHLAND AVENUE, NASHVILLE, TN 37205
(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 September 19 94

Alfred C. Lanier, Jr.
ALFRED C. LANIER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALFRED C. LANIER, JR.

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

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 7/24/97

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, a 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

5429 09/08 0101 03CHECK 693.50

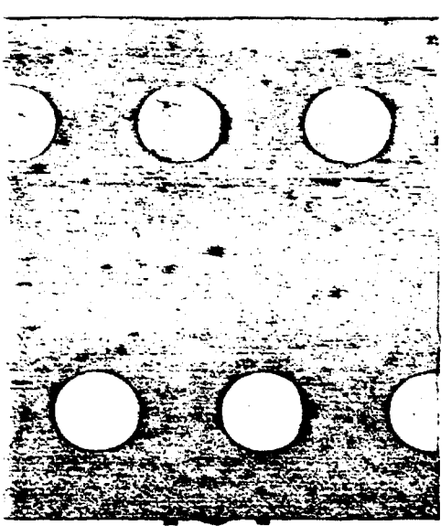
94 SEP -8 PM 12:46
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

89047

DCTN01W





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

RECEIVED OF _____

FOR _____

BOOK 9459 PAGE 585

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
	185000.00
CON TX	684.50
PRFEE	1.00
WDEED	8.00
TOTAL	693.50
CHECK	693.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/08/94 01 12:45 0001 6429

89047
IDENTIF. & REFERENCE

94 SEP -8 PM 12:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 832784