FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Sarah Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 1994

Patricia S. Carden
Notary Public

MY COMMISSION EXPIRES: 5-28-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Ln., Ste A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: /and Mortgagee is:	MAP-PARCEL NUMBERS
Ray Baker (NAME)	same/ Danny E. Abston (NAME)	06DA37727
511 Elgin Street (STREET ADDRESS OR ROUTE NUMBER)	509 1/2 Elgin Street (STREET ADDRESS)	133-01-0-249.00
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37211 (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, DANNY E. ABSTON AND WIFE, ELIZABETH A. ABSTON

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

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, bieng Lot No. 162 on the plan of Sunrise Heights, Section 2, as of record in Book 421, page 46, Register's Office for said County. To which Plan Reference is hereby made for a more complete and Legal Description.

Being the same Property conveyed to Danny E. Abston and wife, Elizabeth A. Abston bydeed from Associates Financial Services Company, Inc. of Record in Book 8507, page 868, Register's Office for Davidson County, Tennessee.

93561

IDENTIF. & REFERENCE

94 SEP 23 AM 10:30

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (XXX) property, known as 511 Elgin Street, Nashville, Tennessee
(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 hands this 2nd day of August, 1994

Danny E. Abston

Elizabeth A. Abston

Danny E. Abston
Elizabeth A. Abston

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the Undersigned, a Notary Public of said county, Danny E. Abston and wife Elizabeth A. Abston the within named 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 purpose therein contained.

WITNESS my hand, at office, this 2nd day of August, 19 94

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of 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 President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as.

WITNESS my hand and seal, at office in,

this day of, 19

NOTARY PUBLIC

My commission expires:

1771 08/23 0101 03CHECK 101.50

WARRANTY DEED

FROM

Danny E. Abston and wife,

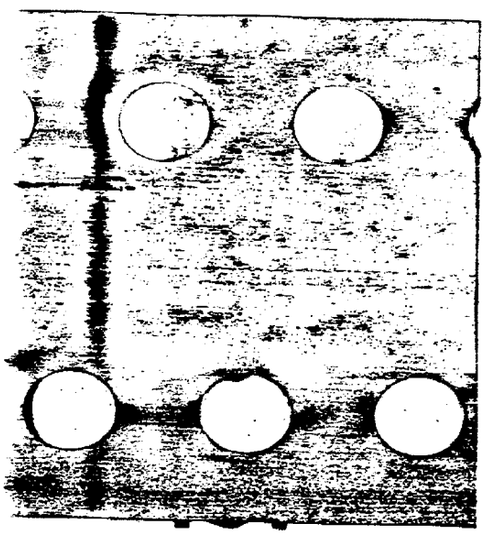
Elizabeth A. Abston

TO

Ray Baker

PATRICIA SPICER CARDEN
Attorney At Law
5034 Thoroughbred Lane
Brentwood, Tennessee 37027





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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

09/23/94 01 10:29 0001 1331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93561
IDENTIF. # REFERENCE

94 SEP 23 AM 10:30

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 837618