BOOK 9558 PG 688

Box 508 PLB

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 220,000.00
William N. Hance
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF December 19 94
Notary Public
MY COMMISSION EXPIRES: 1-29-96
(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
William N. Hance (NAME)	NEW OWNER (NAME)	MAP-PARCEL NO.
3715 Cedarwood Drive (ADDRESS)	(ADDRESS)	104-9-92
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(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, Eric Raefsky and wife, Victoria Anne Heil

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William N. Hance and wife, Mary M. Hance

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 Eric Raefsky and wife, Victoria Anne Heil, by Deed from Alfred C. Lanier, Jr., of record in Book 9459, Page 583, and re-recorded in Book 9529, Page 28, 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 Ave. 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 our hand s this 20th day of December 19 94

Eric Raefsky Eric Raefsky by Victoria Anne Heil, Attorney In Fact
By:
Victoria Anne Heil, Attorney-in-fact

Victoria Anne Heil
Victoria Anne Heil

STATE OF TENNESSEE

BOOK 9558 PG 689

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria Anne Heil

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 20th day of December 19 94.

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

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Victoria Anne Heil, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Eric Raefsky, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Eric Raefsky for the purpose therein contained, by signing the name of Eric Raefsky by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 1994.

My commission expires: 7/24/97

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

94 DEC 29 PM 3:26

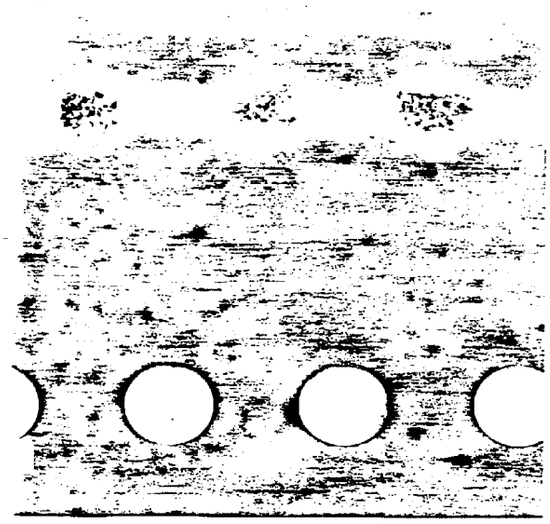
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 21267

7513 12/29 0101 03CHECK

823.00

DCTN01W



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

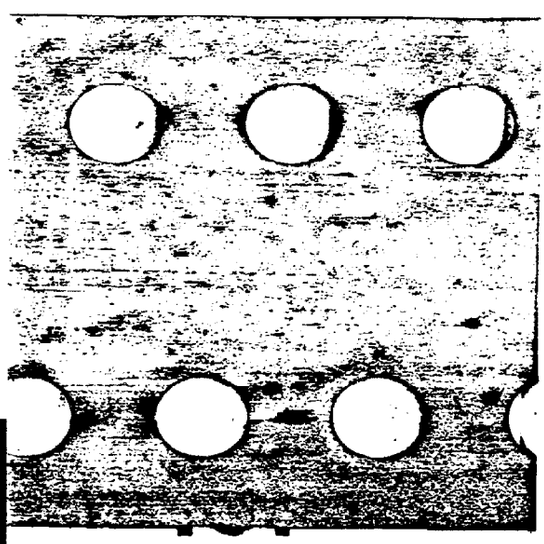
RECEIVED OF _____

FOR _____

BOOK 9558 PG 690

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 220000.00
CON TX 814.00
PRFEE 1.00
WDEED 8.00
TOTAL 823.00
CHECK 823.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/94 01 15:25 0001 7518

94 DEC 29 PM 3:26

REGISTER
DAVIDSON COUNTY, TN.

21267
IDENTIF. & REFERENCE

No. 867414