BOOK 9573PG219

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26167

IDENTIFICATION/REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 36059
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven R. Abram Jody K. Abram 3713 Richland Avenue Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 104-9-117

WARRANTY DEED

2914 01/13 0101 CHECK 2113.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Chalfant and spouse, Karen C. Chalfant,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven R. Abram and spouse, Jody K. Abram,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 28, in Block No. 7, on the Plan of the Richland Realty Company's First Subdivision, Division A, a plan of which is of record at Book 161, page 151, Register's Office for said County and described as follows:

SAID westerly half of said Lot No. 28 front 50 feet on the southerly side of Richland Avenue and extends back between parallel lines, parallel with and 350 feet west of the westerly margin of Craighead Street, a distance of 200 feet to the northerly line of Lot No. 27.

BEING the same property conveyed to Robert L. Chalfant, Jr. and wife, Karen C. Chalfant by deed from Robert W. Smith and wife, Jane S. Smith of record in Book 8562, page 165, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..
This is improved property, known as: 3713 Richland Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of January, 1995.

Robert L. Chalfant Jr.
Robert L. Chalfant

Karen C Chalfant
Karen C. Chalfant

State of Tennessee
County of Davidson

On this 13th day of January, 1995, before me the undersigned authority, personally appeared **Robert L. Chalfant** and **Karen C. Chalfant**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires: _____

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 570000.00

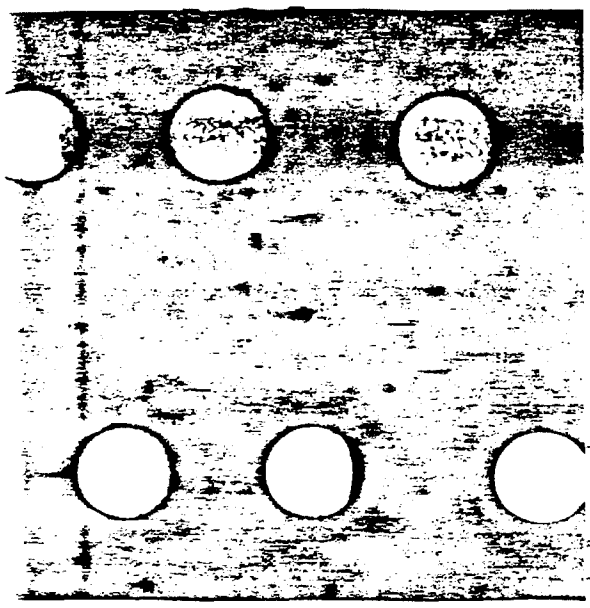
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

Affiant

Sworn and subscribed before me on this 13th day of January, 1995.

Notary Public

My Commission Expires: 9-16-95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

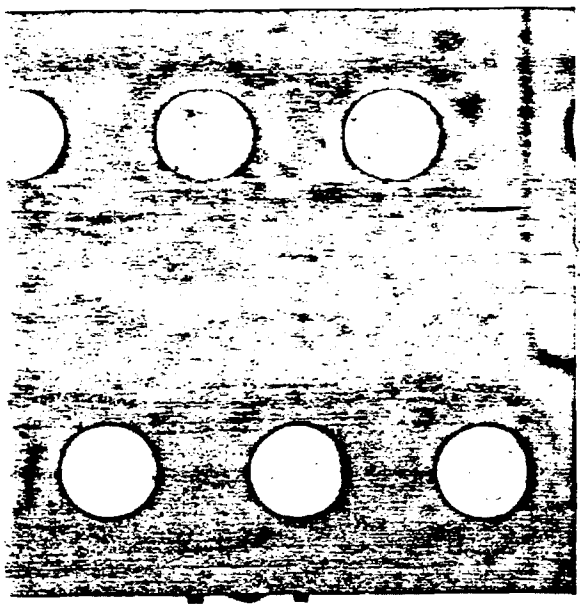
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FOR _____

BOOK 9573 PG 221

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 570000.00
CON TX 2109.00
PRFEE 1.00
WDEED 8.00
TOTAL 2118.00
CHECK 2118.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26167
IDENTIF. & REFERENCE

95 JAN 18 AM 10:27
REGISTER
DAVIDSON COUNTY, TN.

No. 872744