STATE OF TENNESSEE 4033-A
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ $104,688.67

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF March, 19 95.

Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

BOOK 9619 PG 278

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS: Michael D. McGraw	SEND TAX BILLS TO: Boatmen's National Mortgage, Inc.	117-4-163
(NAME) 2711 Oakland Avenue	(NAME) 4041 Knight Arnold Road	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37212	(STREET ADDRES) Memphis, Tennessee 38118	
(CITY) (STATE) (P.O. 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, Kristin A. Simons, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael D. McGraw

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:

See Attached

0021 03/15 0101 00CHECK 400.39

42229
IDENTIF. & REFERENCE

95 MAR 15 PM 3:42
REGISTER
DAVIDSON CO. TN.

This is improved property known as 2711 Oakland Avenue, Nashville, Tennessee 37212

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 her hand this 14th day of March, 19 95.

Kristin A. Simons
Kristin A. Simons

4033-A

BOOK 9619 PG 279

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Kristin A. Simons, unmarried the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 19 95.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

File No.: 4033-A

BOOK 9619 PG 280

ATTACHMENT

Land in Davidson County, Tennessee, being Lot No. 135 and the northerly six feet of Lot No. 134 on the Plan of Belmont Terrace, of record in Book 421, page 101, Register's Office for said County.

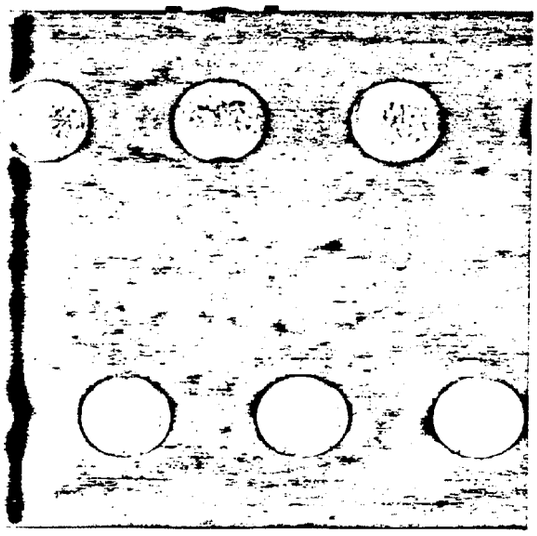
Said Lot No. 135 and the northerly six feet of Lot No. 134 front together 56 feet on the northwesterly margin of Oakland Avenue and extend back between parallel lines a distance of 161.5 feet to an alley in the rear.

BEING the same property conveyed to Kristin A. Simons, unmarried by deed from Henry S. Sable and wife, Julie G. Sable, filed of record in Book 9136, page 396, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

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 of record in Book 9136, page 399, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herewith.

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



RECEIVED OF _____

FOR _____

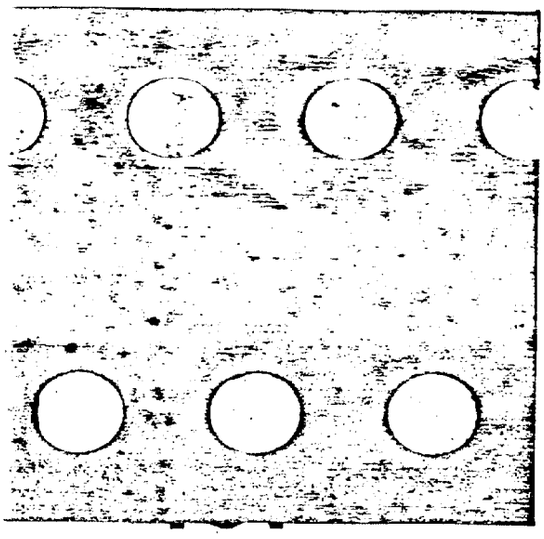
BOOK 9619 PG 281

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 104688.67
CON TX 387.39
PRFEE 1.00
WDEED 12.00
TOTAL 400.39
CHECK 400.39

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 100- 0581



42229
IDENTIF. & REFERENCE

95 MAR 15 PM 3:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 890175