Box 58

BOOK 9643 PG 446

STATE OF TENNESSEE
COUNTY OF Davidson

95-1034

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $420,000.00

Virgil W. Francis III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 95

Notary Public Kenneth M. Ballew

MY COMMISSION EXPIRES: 11/22/97

THIS INSTRUMENT WAS PREPARED BY

Kenneth M. Ballew, Atty, 30 Burton Hills Blvd., Suite 240, Nashville, TN 37215

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Annastas	NEW OWNER	157-0-97
(NAME)	(NAME)	
2451 Old Hickory Boulevard	2451 Old Hickory Boulevard	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37221	Nashville, TN 37221	
(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, Virgil W. Francis, III and wife Carole H. Francis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas Annastas and wife Alice Annastas

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson (CIVIL DISTRICT) COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 15 on the plan of Devonshire Manor, Section One, of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

BEING the same property conveyed to Virgil W. Francis, III and wife Carole H. Francis by deed from James E. Patterson , filed of record in Book 6181, page,797 Register's Office for Davidson County, Tennessee. The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

IDENTIFICATION REFERENCE
95 APR 12 [illegible]:29
50798

This is improved property known as 2451 Old Hickory Blvd., Nashville, TN

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 their hand s this 10th day of April, 19 95.

Virgil W. Francis III
Virgil W. Francis, III

Carole H. Francis
Carole H. Francis

95-1034

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Kenneth M. Ballew, a Notary Public in and for said County and State, the within named

Virgil W. Francis, III and wife Carole H. Francis

the bargainors, 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 purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 10th day of April, 1995.

My commission expires 11/22/97

Notary Public Kenneth M. Ballew

3045 04/12 0101 03CHECK 1563.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

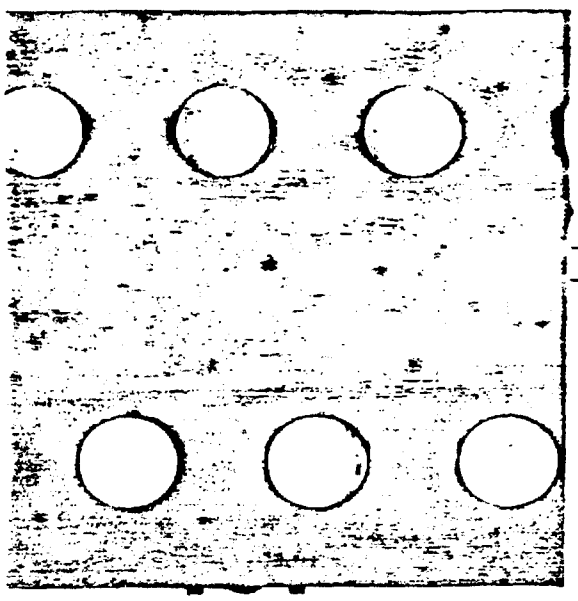
RECEIVED OF _____

FOR _____

BOOK 9643 PG 443

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 420000.00
CON TX 1554.00
PRFEE 1.00
WDEED 8.00
TOTAL 1563.00
CHECK 1563.00

04/12/95 01 10:28 0001 0045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50798

IDENTIFICATION REFERENCE

93 APR 12 AM 10:29

REGISTER
DAVIDSON CO. TN.

No. 899538