Box 58 (7)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June 19 95

Notary Public

MY COMMISSION EXPIRES: 3/25/98 STATE
(AFFIX SEAL)

BOOK 9691 PG 739

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abel Electric (NAME)	Abel Electric (NAME)	MAP 105-16
Gladstone Avenue (ADDRESS)	7202 Timberline Drive (ADDRESS)	PARCELS 80 & 81
Nashville, TN (CITY) (STATE) (ZIP)	Fairview, TN 37062 (CITY) (STATE) (ZIP)	

FOR AND 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, The Heirs of Etta F. Schwartz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Abel Electric, Tennessee general partnership

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:

Being Lots Nos. 123 and 124 on the Map of Corinne Place, as of record in Book 332, page 1, Register's Office for said County.

Said lots Nos. 123 and 124 front 50 feet "each" on the westerly side of Gladstone Avenue and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Etta F. Schwartz by deed from Henry Sender and Ignatz Bergida of record in Book 2104, page 573, Register's Office for Davidson County, Tennessee. Etta F. Schwartz having since died leaving said property to her children, Herbert S. Schwartz and Helen Sue Abraham by will of record in Minute Book 133, page 216, Probate Court for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This conveyance is subject to 1995 taxes, prorated and assumed by the Grantees the day of closing; all matters as shown on the plan of record in book 332, page 1, said Register's Office; and any and all easements located on the property.

unimproved (X)
This is improved ( ) property, known as Gladstone Avenue, Nashville, TN
(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 5th day of June 19 95

The Heirs of Etta F. Schwartz

Herbert S. Schwartz by Hen e. Lee, Atty in Fact

Helen Sue Abraham by Hen e. Lee, Atty in Fact

Helen Sue Abraham

BOOK 9691 PG 740

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Herman O. Lowenstein ~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged he is ~~and~~ the attorney-in-fact for Herbert S. Schwartz and ~~and~~ Helen Sue Abraham respectively of the Heirs of Etta F. Schwartz the within named bargainor, ~~and corporation~~, and that he as such attorney-in-fact ~~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 Herman O. Lowenstein as such attorney-in-fact, ~~and attesting the same by the said~~ ~~as such~~.

Witness my hand and official seal at office at Nashville, Davidson Co., TN on this the 5th day of June 19 95.

My commission expires 3/23/96

Ann R Waddell
Notary Public

95 JUN -5 PM 3:14
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0067074

Page 2 of 2

WARRANTY DEED

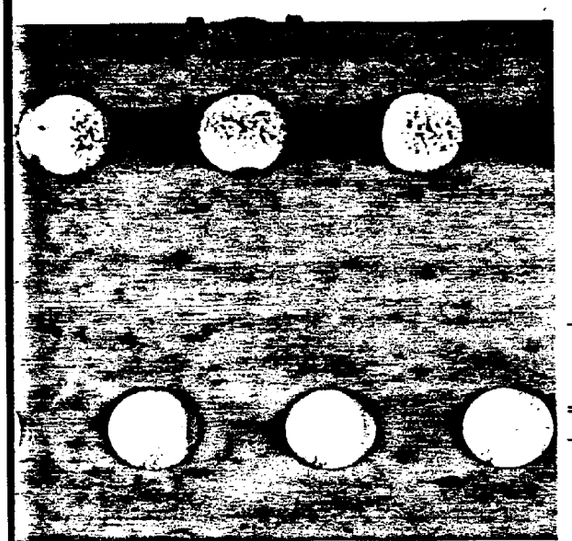
FROM
The Heirs of Etta F. Schwartz

TO
Abel Electric, a Tennessee General Partnership

RETURN TO:
Combs & Hix, P.C.
315 Deaderick St.
Suite 1100
Nashville, TN 37237

7921 06/05 0101 CHECK 153.50

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



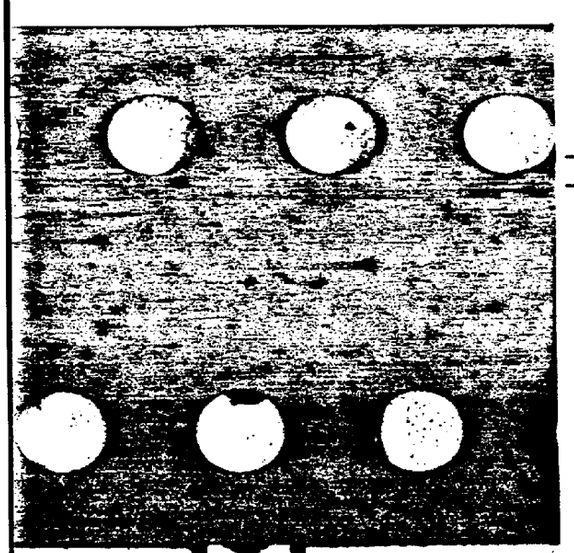
RECEIVED OF _____

FOR _____

BOOK 9691 PG 741

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 39000.00
CON TX 144.30
PRFEE 1.00
WDEED 8.00
TOTAL ~~153.30~~
CHECK ~~153.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/05/95 01 15:13 0001 7921

0067074
IDENTIF. ↑ REFERENCE

95 JUN -5 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 917215