BOOK 9726PG 73

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 69,900.00

Affiant

Subscribed and sworn to before me, this 30th day of June 1995

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DON BYRON CAMBRON 825 Acklen Avenue Nashville, Tennessee 37203	DON BYRON CAMBRON 203 Bramley Place Franklin, TN 37064	MAP 105-10 PARCEL 138

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND NINE HUNDRED AND NO/100- ---------- ($ 69,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, JENNIFER S. CONN, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto DON BYRON CAMBRON AND WIFE, DIANE T. CAMBRON 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 the westerly 30.0 feet front and 18.0 feet rear of Lot No. 106 and the easterly 37.0 feet front and 29.0 feet rear of Lot No. 109 on the Map of Waverly Place as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the southerly margin of Acklen, formerly Kirkman Avenue, at a point 30.0 feet east of the corner of Lots No. 108 and 109, being the northwest corner of the first tract conveyed to Mrs. Mamie E. Garard, et al. by deed from Maggie W. Caldwell, of record in Book 535, page 426, said Register's Office; thence, with the westerly line of said Garard property, southwardly 250.0 feet, more or less, to the northerly margin of an alley; thence, with said alley, westwardly 47.0 feet, more or less, to a point 29.0 feet west of the corner of Lots No. 106 and 109; thence, northwardly 250.0 feet, more or less, to the southerly margin of Acklen Avenue; thence, with said Avenue 87.0 feet, more or less, to the beginning.

BEING the same property conveyed to Jennifer S. Conn by deed from Zakkiyya Shakir, an unmarried person, of record in Book 9651, page 990, Register's Office for Davidson County, Tennessee.

This is improved property known as 825 Acklen Avenue, Nashville, Tennessee 37203

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.

GRANTOR COVENANTs with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Map of Waverly Place of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself, her heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 30th day of June, 19 95.

JENNIFER S. CONN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JENNIFER S. CONN, 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 this 30th day of June, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and 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 this _____day of _____, 19 ____.

My Commission Expires: _____

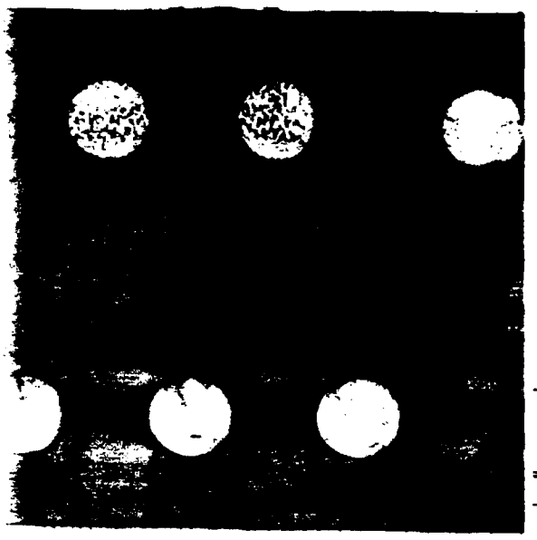
Notary Public

00771426

95 JUL 10 AM 9:55

REGISTER
DAVIDSON COUNTY, TN.

2290 2773 3101 03CHECK 267.63



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

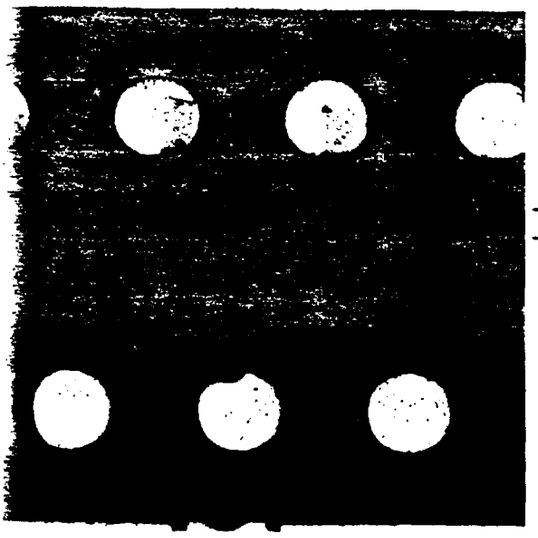
RECEIVED OF _____

FOR _____

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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	69900.00
CON TX	258.63
PRFEE	1.00
MDEED	8.00
TOTAL	267.63
CHECK	267.63

A7410/95 01 09:58 0001 9290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0077426
IDENTIF. # REFERENCE

95 JUL 10 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 928423