BOOK 9741 PG 176 BK 35

WARRANTY DEED

File No: 00276453

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Niznik	Chemical Res Mort Corp	Map 136-6
[NAME]	[NAME]	
276 Clearlake Drive	404 Perimeter Cen Terr	Parcel 94
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37217	Atlanta, GA 30346	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Janice Ruth Graham, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Mark Niznik and wife, Sharon A. Wright

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, } for this transfer is $ 119,000.00

Subscribed and sworn to before me, this the 24TH day of JULY, 19 95

Affiant

Notary Public

My Commission Expires: 03/22/97
[Affix Seal]

unimproved ( )
This is improved (X) property known as 276 Clearlake Drive, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 24TH day of JULY, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Janice Ruth Graham

Janice Ruth Graham,

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me _____, a Notary Public in and for said County and State Janice Ruth Graham, unmarried

the within named bargainor(s), 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 Davidson COUNTY, Tennessee, this 24TH day of JULY, 19 95.

_____ Notary Public

Commission expires 03/22/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

00082679

95 JUL 26 PM 2:31

WARRANTY DEED

FROM

_____

TO

_____

_____

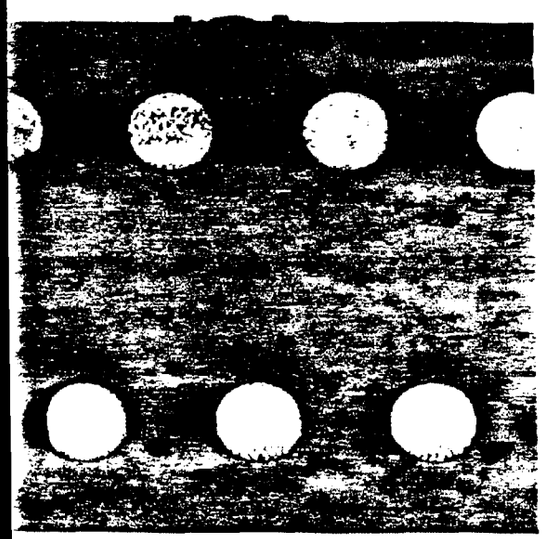
Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

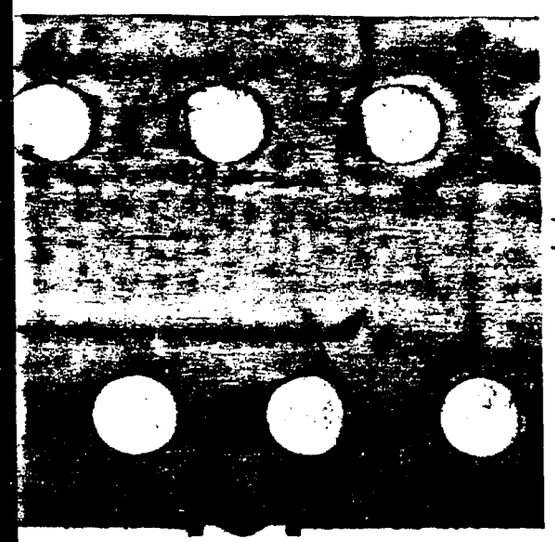
Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Section Five, Priest Lake Park, as of record in Plat Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Janice Ruth Graham, by deed from Merrill Lynch Realty Operating Partnership, L.P., of record in Book 7590, page 965, Register's Office for Davidson County, Tennessee.

3093 07/26 0101 03CHECK 453.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9741 PG 179

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	
				119000.00
			CON TX	440.30
			PRFEE	1.00
			WDEED	12.00
			TOTAL	453.30
			CHECK	453.30
07/26/95	01		14:32 0001	5093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0082679 IDENTIF. # REFERENCE

95 JUL 26 PM 2:31

REGISTER
DAVIDSON COUNTY, TN.

No. 934159