ADDRESS NEW OWNER'S AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
4304 Investment Group and Paul Heer	4304 Investment Group and Paul Heer	91-16-155
NAME	NAME	
4302 Charlotte Ave.	1700 Nottingham Place	
STREET ADDRESS OR ROUTE NUMBER	STREET ADDRESS	
Nashville, Tn 37209	Nashville, Tn 37221	
CITY STATE ZIP CODE	CITY STATE ZIP CODE	

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 DOLLARS

Cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged We,

Mary Sadler

BOOK 9745 PG 460

have bargained and sold, and by these presents do transfer and convey unto the said 4304 Investment Group and Paul Heer

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 205 and 207, of Block No. 18, Plan No. 1, West Nashville, as of record in Book 57, page 74 and 75, Register's Office for said County.

Said Lots Nos. 205 and 207 front together 50 feet on the northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to W. L. Sadler and wife, Mary T. Sadler, by deed from Abe H. Cohen and wife, Jennie Z. Cohen, of record in Book 4024, page 7, Register's Office for Davidson County, Tennessee. W.L Sadler now being deceased.

IDENTIF. & REFERENCE 0084061

95 JUL 31 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved (x)

This is improved ( ) property, known as 4302 Charlotte Avenue (House Number) (Street)

Nashville, Tn 37209 (P.O. Address) (City or Town) (Zip Code)

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.

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 31st day of July, 19 95.

Mary Sadler

Mary Sadler

BOOK 9745 PG 461

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~

Personally appeared before me, Thomas L. Stark, a Notary Public in and for said County and State, the within named ~~Mary Sadler~~

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 Tn, this _____ day of July, 19 95.

My commission expires 5/23/98 Notary Public Thomas L. Stark

THOMAS L. STARK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF _____

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

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

Commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 6,666.67

This is equal to or greater than the property would bring at a fall and voluntary sale.

Paul Peer

Sworn to and subscribed before me this 31st day of July, 19 95

~~My commission expires~~ _____ ~~Notary Public~~ Kim Le Gate

This instrument was prepared by:

Amqui Title & Escrow, Inc., 405 Two Mile Pike, Goodlettsville, Tn 37072

Name Address

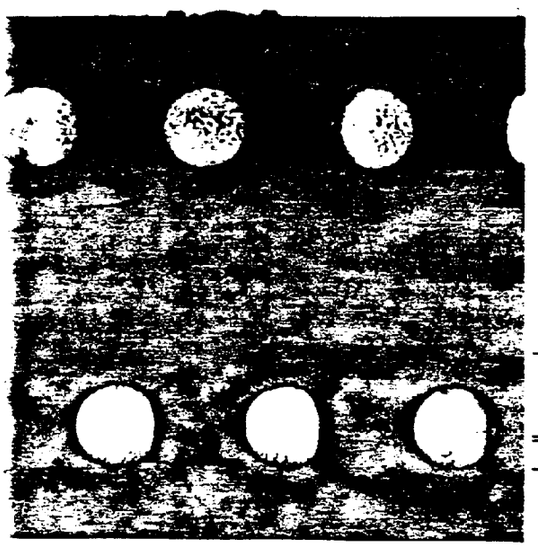
WARRANTY DEED

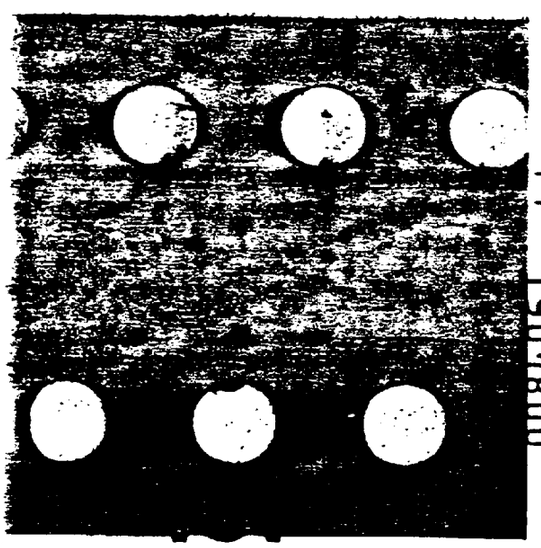
FROM

TO

5583 07/31 0101 03CHECK 33.67

INGRAM AND LOWE
ATTORNEYS AT LAW,
COLONIAL SQUARE
405 TWO MILE PIKE
GOODLETTSVILLE, TENNESSEE 37072





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9745PG462

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	6666.67
CON TX	24.67
PRFEE	1.00
WDEED	8.00
TOTAL	33.67
CHECK	33.67

07/31/95 01 13:52 0001 6583

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 00840061

95 JUL 31 PM 1:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 935629