This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center, Suite 105
Nashville, TN 37238

BOOK 9817 PG 613

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JOSEPH K. AVANTS	GMAC MORTGAGE CORP OF PA	FB 5DU 32179
(NAME) 417 CEDARMONT DRIVE	(NAME) 8360 OLD YORK ROAD	Map 162-13
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37211	(STREET ADDRESS) ELKINS PARK, PA 19027-1590	Parcel 115
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Michael R. Freeman and wife, Judith A. Freeman *have this day bargained and sold, and do hereby transfer and convey unto the said* **JOSEPH K. AVANTS AND WIFE, JOYCE M. AVANTS** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Monte Carlo Estates, Section Two-A, of record in Book 4955, page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 fronts 100.00 feet on the northern margin of Cedarmont Drive and extends back between unparallel lines, the northerly boundary line measuring 163.35 feet thereon and the southerly boundary line measuring 149.87 feet thereon, to the rear line which measures 69.66 feet thereon.

Being the same property conveyed to Michael R. Freeman and wife, Judith A. Freeman, by deed from Marc Michaelson and wife, Teresa Lynn Michaelson, of record in Book 8089, page 221, Register's Office for Davidson County, Tennessee.

STATE OF [illegible]
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 84,000.00

Subscribed and sworn to before me this the 29th day of September 1995

Affiant

Notary Public

My commission expires 3-22-97

This is unimproved ( ) property, known as 417 Cedarmont Drive (House Number) (Street) Nashville, TN 37211 (P.O. Address) (City or Town)
improved (X)

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 covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our 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 hand this 11th *day of* September, 1995 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Michael R. Freeman

Judith A. Freeman

BOOK 9817 PG 614

STATE OF Ohio
COUNTY OF Lake

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Michael R. Freeman and wife, Judith A. Freeman, *the within named 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 Concord Twp., Ohio *this* 1st *day of* Sept. *19*95.

DENNIS M. FALVEY
Notary Public, State of Ohio
Commission Expires Sept. 17, 1995
(Recorded in Lake County)

Notary Public

My Commission Expires: _____

STATE OF Ohio
COUNTY OF Lake

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* _____ *he 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 official seal, at office in Concord Twp., Ohio, *this* _____ *day of* _____, *19*___.

DENNIS M. FALVEY
Notary Public, State of Ohio
Commission Expires Sept. 17, 1995
(Recorded in Lake County)

Notary Public

My Commission Expires: _____

ENCUMBRANCES:

1. Taxes for 1995 and subsequent years.

2. Restrictive Covenants contained in an instrument of record in Book 5202, page 261, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

3. Subject to all matters shown on the Plan of record in Plat Book 4955, page 45, in said Register's Office.

4. Survey of John Kohl dated April 10, 1990 shows the asphalt drive encroaching onto the 10 foot public utility and drainage easement at the southeast corner.

WARANTY DEED

FROM

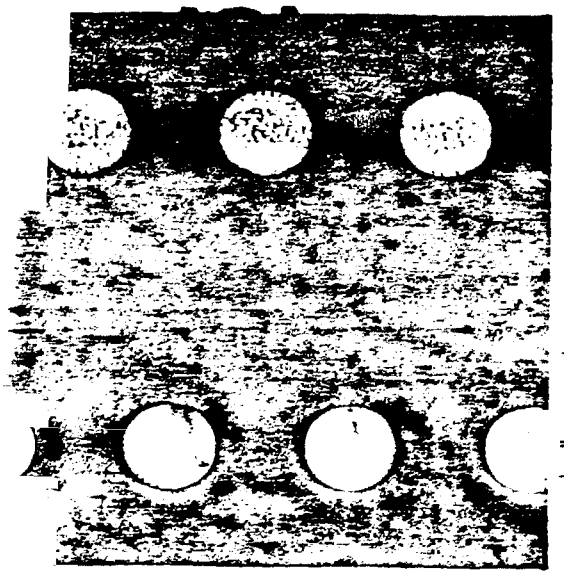
TO

95 OCT -4 A11:21

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

01084.64



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

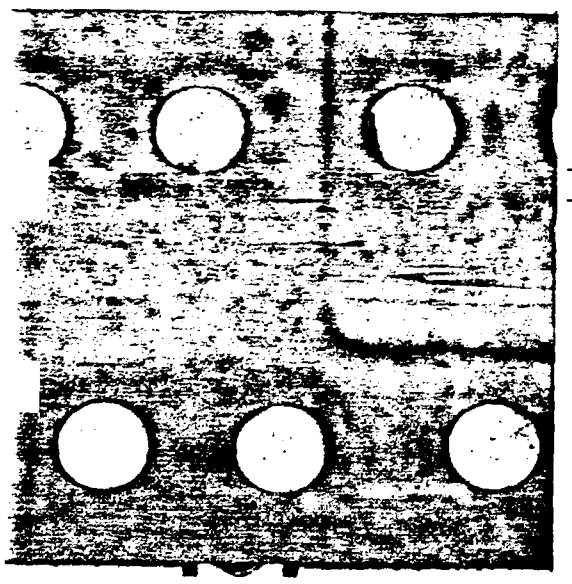
RECEIVED OF _____

FOR _____

BOOK 9817 PG 615

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 86000.00
CON TX 313.20
PRFEE 1.00
WDEED 8.00
TOTAL 327.20
CASH 327.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/95 01 10:22 0001 2783

0108464
IDENTIF. # REFERENCE

95 OCT -4 AM 10: 21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 961569