FILE NO. 34063
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 1996

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

BOOK 9935 PG 623

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GEORGE DUZANE et al	S A M E	P/O 82-15-174
(NAME)	(NAME)	
603 Woodland Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 AT LAW OF ELMA F. HILLARD and IRVING R. HILLARD, Surviving Tenant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE DUZANE, MARTIN KOOPERMAN and FRANK MONDELLI

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:

LAND in Davidson County, Tennessee, being Lot 2, Resubdivision of Lot 30 and Part of Lot 29, Henry Blood's Addition, as of record in Book 8250, page 500, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Elma F. Hillard by deed from Rudolph W. Steltemeier et ux, of record in Book 2277, page 572, and the property conveyed to Elma F. Hillard and husband, Irving R. Hillard by deed from John J. Meador et ux, of record in Book 1425, page 302, said Register's Office.

AS TO THE PORTION OF THE CONVEYANCE FROM THE LAND OWNED BY ELMA F. HILLARD WHO DIED IN DAVIDSON COUNTY, TENNESSEE ON FEBRUARY 4, 1994, IRVING R. HILLARD EXECUTES THIS CONVEYANCE AS THE SURVIVING SPOUSE, AND MARY JANE HILLARD JONES, RICHARD IRVING HILLARD, AND ELIZABETH H. ALLEY JOIN AS THE SOLE HEIRS AT LAW, THEY BEING THE THREE CHILDREN OF ELMA F. HILLARD, TO CONVEY THEIR INTEREST IN THIS PROPERTY.

SEE POWER OF ATTORNEY RECORDED IN BOOK 9792, PAGE 320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BOOK 9914, PAGE 35, AND BOOK 9914, PAGE 36.

EASEMENT FOR INGRESS AND EGRESS ACROSS THE PROPERTY BEING CONVEYED FOR THE OWNERS OF ADJOINING LOT NUMBER 1, OF RECORD IN BOOK 9919, PAGE 436, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 603 Woodland Street, Nashville, Tennessee 37206
(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 29th day of January, 19 96

THE HEIRS AT LAW OF ELMA F. HILLARD

Irving R. Hillard by Elizabeth H. Alley Atty in fact
IRVING R. HILLARD

Elizabeth H. Alley
ELIZABETH H. ALLEY

Mary Jane Hillard Jones
MARY JANE HILLARD JONES

Richard Irving Hillard by Elizabeth H. Alley Atty in fact
RICHARD IRVING HILLARD

BOOK 9935 PG 624

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ELIZABETH H. ALLEY

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, Tennessee, this 29th day of January, 19 96.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

3792 02/01 0101 03CHECK 342.00

96 FEB -1 PM 3:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0146451

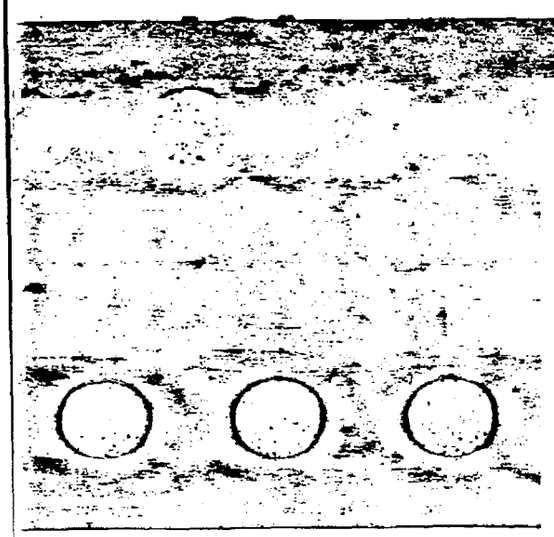
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

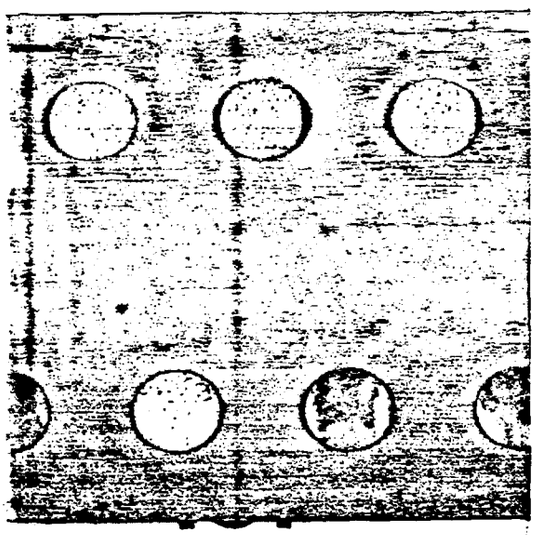
On this the 29th day of January, 1996, before me personally appeared ELIZABETH H. ALLEY, to be known to be the person who executed the foregoing instrument in behalf of IRVING R. HILLARD, MARY JANE HILLARD JONES and RICHARD IRVING HILLARD, as their attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said IRVING R. HILLARD, MARY JANE HILLARD JONES and RICHARD IRVING HILLARD, as though they personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 2/25/98





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

RECEIVED OF _____

FOR _____

BOOK 9935 PG 625

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/01/96 01 15:26 0001 3792

0146451
IDENTIF. # REFERENCE

96 FEB -1 PM 3:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002033