MAIL

PREPARED BY:
SERVICE TITLE & ESCROW, INC.
5034 Thoroughbred Lane, Suite A
Brentwood, Tennessee 37027

10095 979

(1)

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO/ AND MORTGAGEE IS:	MAP & PARCEL NO.
Abdo Sami Hauter	SAME	Map 83
1022 Granada Street		Group 1
Nashville, TN 37206		Parcel 205

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, I,

NOEL F. BEAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ABDO SAMI HAUTER, unmarried

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT

Being Lot No. 15 on the plan of J. G. Grissim's Addition to East Nashville of record in Book 974, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to Noel F. Bean by Final Decree from Linda G. Bean of record in Book 8373, page 704 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for 1996, a lien which are not yet do and payable.

As part of the consideration for the transfer of this property, the Grantee understands and agrees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7298, page 271, Register's Office for Davidson County, Tennessee, payable to Charles E. Evans and wife, Jo H. Evans.

96 JUN 24 AM 10:42
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE 0195794

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

1022 Granada Street, Nashville, Tennessee 37206
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 my hand(s) this the 24th day of May, 19 96.

Noel Bean

Noel F. Bean

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 10093 PG 980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Noel F. Bean 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 he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 24th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 2/9/98

CORPORATE ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 _____ _____ to be President (or other officer authorized to execute this instrument) of the _____ _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $62,000.00.

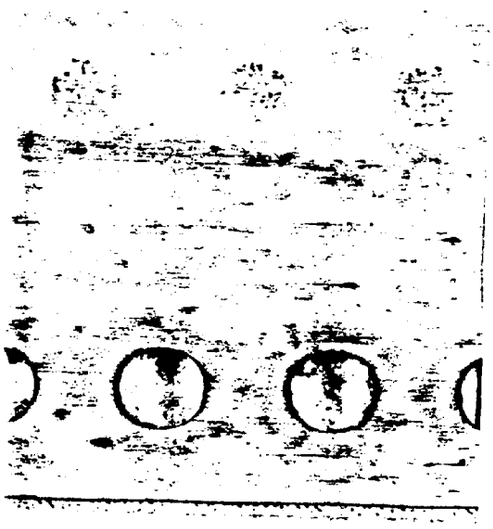
AFFIANT

Subscribed and sworn to before me, this the 24th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 2/9/98

6795 06/24 0101 03CHECK 238.40



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

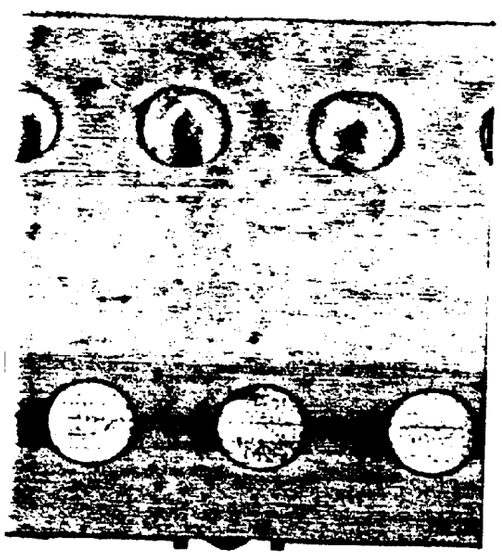
RECEIVED OF _____

FOR _____

BOOK 10095 PG 981

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	62000.00
CON TX	229.40
PRFEE	1.00
MTEED	8.00
TOTAL	238.40
CHECK	238.40

06/24/96 01 10:47 0001 6795

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195794
IDENTIF. ← REFERENCE

96 JUN 24 AM 10: 42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054577