PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX XXXX 1733
HENDERSONVILLE, TN 37077

FORM 10310 PG 440

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 1996

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES 10-07-98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Steven R. Fischer	New Owner	23W18744
(NAME) 1910 Oakhill Drive	(NAME)	83-10-335
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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,

Mari D. Beerman unmarried and, Maria L. Urtubees, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven R. Fischer and wife, Mary F. Fischer

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 the northern 78.5 feet of Lot No. 26 and the northerly 78.5 feet of the easterly 54 feet of Lot No. 27 on the map of Richardson Place, as of record in Book 547, Page 135, said Register's office, to which plan reference is hereby made for a more complete description.

Said parts of Lot Nos. 26 and 27 front 78.5 feet on the westerly side of North 19th Street and extends back between parallel lines with the southerly margin of Oak Hill Drive 111.2 feet, to a dead line.

Being the same property conveyed to the within named Grantors by deed of record in Book 9799, Page 340, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

02614,20
IDENTIF. & REFERENCE

97 JAN -3 PM 2:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is unimproved / improved XX property, known as 1910 Oakhill Drive Nashville, TN 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 hands this 31st day of December, 1996

Mari D. Beerman

Maria L. Urtubees

STATE OF TENNESSEE
County of Sumner

Book 10313 Pg 441

Personally appeared before me,
Mari D. Beerman unmarried and, Maria L. Urtubees, unmarried
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 31st day of December, 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of

Personally appeared before me,

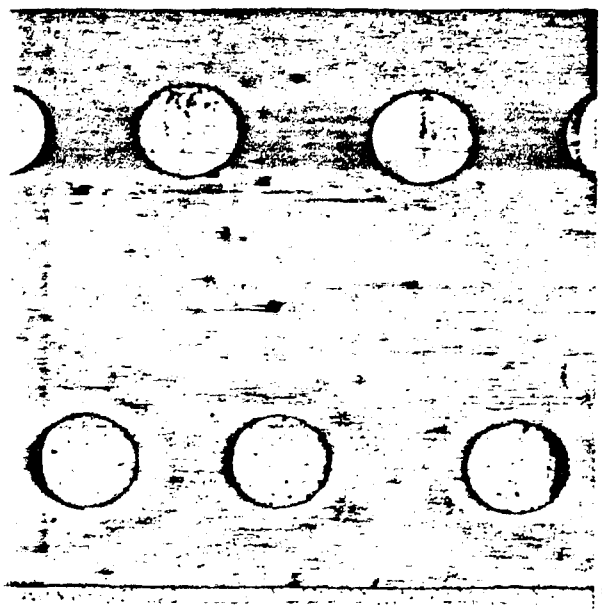
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

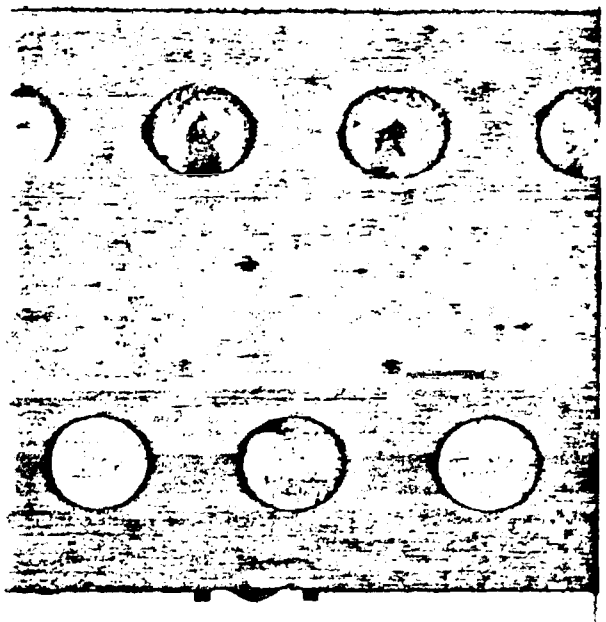
Witness my hand, at office, this day of 19

Commission expires

Notary Public

1913 01/03 0101 03CHECK 416.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11310 PG 442

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
				110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	416.00
			CHECK	416.00
01/03/97	01		14:16 0001	1913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261420
IDENTIF. # REFERENCE

97 JAN -3 PM 2:14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1104458