3

BOOK 10361 PG 707

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,000.00

Edward A. Graham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 4-11-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCH-ESCU-97-101

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward A. Graham (NAME)	Electric Service Credit Union (NAME)	91-15
5104 Elkins Avenue (ADDRESS)	1214 Church Street, Suite 100 (ADDRESS)	12W-00705
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Nashville, Tn 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, Carolyn G. Shanks and Bernadette G. Adams and Eddie Graham and Ann Frances Mitchell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward A. Graham, unmarried

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:

Being a part of the southerly 150 feet of the westerly one-half of Lot No. 8 on the Realty Savings Bank & Trust Company's revised plan of west extension of Charlotte Park Company's First Additions, as of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property coneyed to Leo Graham and wife, Mary Adelaide Graham by deed of record in Deed Book 1345, Page 530, Register's Office for Davidson County, Tennessee. The said Leo Graham and wife, Mary Adelaide Graham having since died and thus leaving said property to Carolyn G. Shanks, Bernadette G. Adams, Eddie Graham and Ann Frances Mitchell as set out in the Last Will and Testament of Leo Graham of record in Will Book 209, Page 581, Probate Court for Davidson County, Tennessee.

John William Shanks, the spouse of Carolyn G. Shanks joins in this conveyance for the express purpose of conveying any and all of his right, title and interest in and unto the within described proprety unto the named grantee.

Anthony Joseph Mitchell, the spouse of Ann Frances Mitchell joins in this conveyance for the express purpose of conveying any and all of his right, title and interest in an unto the within described property unto the named grantee.

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

unimproved ( )
This is improved (X) property, known as 5104 Elkins Avenue, Nashville, Tennessee 37209
(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 13th day of February 19 97

Carolyn G. Shanks, John William Shanks

Eddie Graham, unmarried

Bernadette G. Adams, unmarried

Ann Frances Mitchell, Anthony Joseph Mitchell

BOOK 10361 PG 708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn G. Shanks John William Shanks and Eddie Graham and Ann Frances Mitchell and husband Anthony Joseph Mitchell

the bargainor s, 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 Hendersonville, Tennessee, this 13th day of February, 19 97.

Commission expires 10/17/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0483 02/27 0101 03CHECK 301.30

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

Personally appeared before me, the undersigned, a Notary Public in an for said County and State, the within named Bernadette G. Adams, unmarried 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 UPLAND CALIFORNIA, ~~Tennessee~~, this 11TH day of February, 1997. UPLAND, CALIFORNIA

Commission expires: 4/22/98

Notary Public

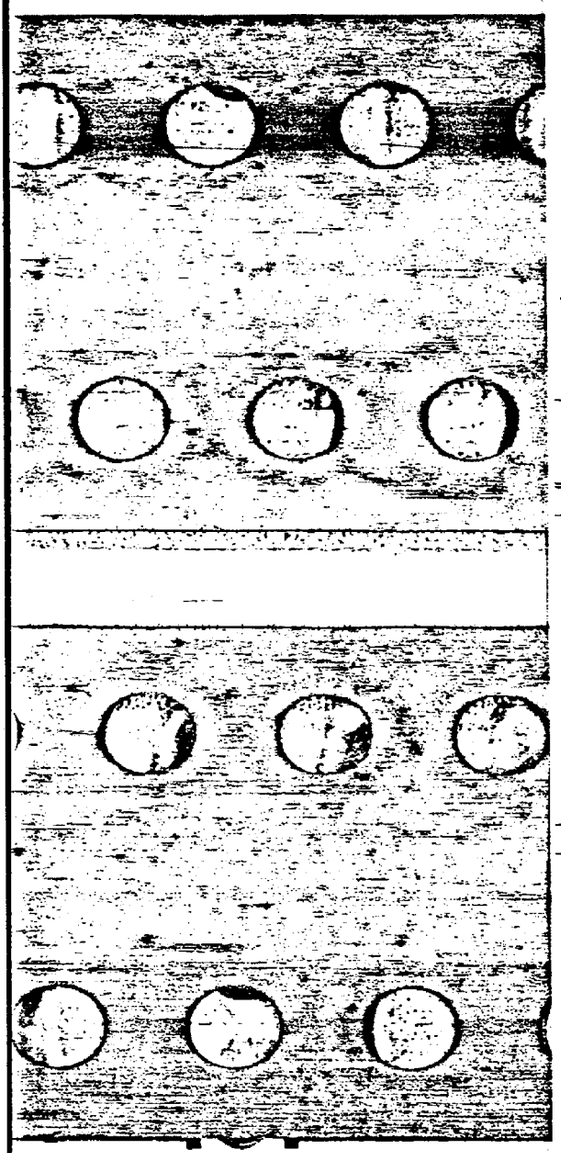
RAMON BAUTISTA
COMM. NO. 998499
NOTARY PUBLIC-CALIFORNIA
SAN BERNARDINO COUNTY
MY COMM. EXPIRES APR. 22, 1998

97 FEB 27 AM 9:14
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE 0276853

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW



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

RECEIVED OF _____

FOR _____

BOOK 10361 PG 709

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 79000.00
				CON TX 292.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 301.30
				CHECK 301.30
			02/27/97 01	09:44 0001 0483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276853
IDENTIF. # REFERENCE

97 FEB 27 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1120900