THIS INSTRUMENT PREPARED BY: Frank M. Newman, Attorney, Donelson, Tenn. 37214

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. Billy C. Kay	Same	149 Par 236
(NAME:) 2633 Old Lebanon Rd	(NAME:)	
(STREET ADDRESS OR ROUTE NUMBER) Nash-Tenn 37214	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

DEED BOOK 5015 PAGE 438

APR 15 MISC 8* 4.00 * 4.00

Whereas Colony Development Company conveyed a tract of land to Billy C. Kay, Trustee, by deed of record in Book 4949, page 339, in the Register's Office for Davidson County, Tennessee and whereas, the trust created thereby was a dry trust, and now the said Billy C. Kay desires to vest title to a portion of said land in his wife and himself individually.

Now, therefore, for and in consideration of the sum of One and no/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create a tenancy by the entireties in Billy C. Kay and wife, Leah N. Kay. We, Billy C. Kay, Trustee and Billy C. Kay and wife, Leah N. Kay have bargained and sold, and by these presents do hereby transfer and convey unto Frank M. Newman, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

A tract of land in the Second Civil District of Davidson County, Tennessee, being Lot No. 1 of Kay Subdivision as of record in Book 4885, page 197 in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 beginning at a concrete monument at the common corner with Priest Lake Plaza Shopping Center on the westerly margin of Murfreesboro Road; and thence with said shopping center line S. 58° 53' 33" W. 383.03 feet to a concrete monument on the right-of-way margin of Rural Hill Road; thence with said margin of said road N. 1° 55' 33" E. 106.11 feet to an iron pin at the beginning of a curve; thence with said curve (radius 91.33 feet) 58.6 feet to an iron pin; thence N. 58° 53' 33" E. 263.03 feet to an iron pin on the margin of the right-of-way of Murfreesboro Road; thence with said margin of said right-of-way S. 42° 55' 27" E. 140.0 feet to the beginning.

BEING a part of the same property conveyed to Billy Kay, Trustee, (Billy Kay and Billy C. Kay being one and the same person) by deed from Colony Development Company as of record in Deed Book 4949, page 339, in the Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Frank M. Newman, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And we, Billy C. Kay, Trustee, and Billy C. Kay and wife, Leah N. Kay do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Frank M. Newman, Trustee, his successors and assigsn, against the lawful claims of all persons whomsoever.

And now, I, the said Frank M. Newman, Trustee, for and in consideration of the sum of ONE and no/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Billy C. Kay and wife, Leah N. Kay, their heirs and assigns, the same property hereinabove described and set forth,

to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Billy C. Kay and wife, Leah N. Kay, their heirs and assigsn, forever.

And I do covenant with the said Billy C. Kay and wife, Leah N. Kay, that I am lawfully seized and possessed of said land and have a good right to convey it.

And I, Frank M. Newman, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Billy C. Kay and wife, Leah N. Kay, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 6th day of April. 1976.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR ~~TRUE VALUE~~, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ None

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April 1976

Deputy Register

Billy C. Kay
BILLY C. KAY as Trustee & Individually

Leah N. Kay
LEAH N. KAY

Frank M. Newman
TRUSTEE

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, Billy C. Kay and wife, Leah N. Kay, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennesse, this 6th day of April, 1976.

Alice E. Yount
NOTARY PUBLIC

ALICE E. YOUNT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 3-8-80

APR 15 9 00 AM 76 D 4 4 7 2 3

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 Frank M. Newman, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of April, 1976.

Alice E. Yount
NOTARY PUBLIC

ALICE E. YOUNT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 3-8-80