[Address New Owner:	]Send Tax Bills to:	]Map-Parcel Numbers]
[Kip Reed Caffey [636 Royal Oaks Place [Nashville, TN 37205	]Same	]130-3 73]BM 8114

[This instrument prepared by: Boult, Cummings, Conners & Berry,
[21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Stephen Paul Kay and wife, Marjorie Trent Kay (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto the said Kip Reed Caffey (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive covenants of record in Book 1415, page 258, said Register's Office.

3. Plan of record in Book 421, page 102 and 103, said Register's Office.

This is improved property, known as 636 Royal Oaks Place, Nashville, Tennessee 37205.

[STATE OF Tennessee
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Kip Reed Caffey
Affiant

[Subscribed and sworn to before me this 20th day of August, 1982.

J. Thomas Trent
Notary Public
My commission Expires:

J. THOMAS TRENT, JR. NOTARY PUBLIC DAVIDSON CO.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 16 day of AUGUST, 1982.

Stephen Paul Kay
Stephen Paul Kay

Marjorie Trent Kay
Marjorie Trent Kay

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, SELMA G. EDWARDS, a Notary Public in and for said County and State, the within named Stephen Paul Kay, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LOS ANGELES CALIFORNIA, this 16 day of AUGUST, 1982.

OFFICIAL SEAL
SELMA G. EDWARDS
Notary Public - California
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
MY COMMISSION EXPIRES NOVEMBER 12, 1982

Selma G. Edwards
Notary Public

My Commission Expires: 11/12/82

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, SELMA G. EDWARDS, a Notary Public in and for said County and State, the within named Marjorie Trent Kay, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LOS ANGELES CALIFORNIA, this 16 day of AUGUST, 1982.

OFFICIAL SEAL
SELMA G. EDWARDS
Notary Public - California
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
MY COMMISSION EXPIRES NOVEMBER 12, 1982

Selma G. Edwards
Notary Public

My Commission Expires: 11/12/82

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 125 feet of the westerly 150 feet of Lot No. 152 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 152 fronts 125 feet on the easterly side of Royal Oaks Avenue and extends back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Stephen Paul Kay and wife, Marjorie Trent Kay, by deed from Gary R. Haynes and wife, Jo Anne H. Haynes, by deed of record in Book 5594, page 334, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

5161 08/24 348.70- CHECK

H 0 5 5 2 4

IDENTIF. REFERENCE

AUG 24 2 16 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 5928 PAGE 505

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
			92000.00- CO	
			239.20 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	248.70-
			5161A08/24/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 5 5 2 4

IDENTIF. REFERENCE

AUG 24 2 18 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898457