This instrument prepared by Jere R. Lee, Attorney at Law, 900 Nashville City Bank Building, P. O. Box 2524, Nashville, TN 37219.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dr. William B. Ralph, Jr. (NAME)	SAME AS OWNER (NAME)	92-11-295
330 22nd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ($10.00) *DOLLARS*

cash in hand paid by the grantee hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

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I, J. K. PETWAY, INDIVIDUALLY, AND AS ATTORNEY IN FACT FOR NANNIE B. PETWAY, JENNIE P. KELLY, JOHN THOMAS SHOOK, HENRY SHOOK JR., MERCEDES SHOOK, VERNA MAE SHOOK, SAMUEL J. D. SHOOK JR., MARY E. WALKER, ETTA MAI PALMER AND ERMA MILLER,

have bargained and sold, and by these presents do transfer and convey unto the said DR. WILLIAM B. RALPH, JR.

his *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 Lot No. 125 of Block 10 on the Plan of the Murphy Land Company's Division "B", a plan of said property is of record in book 161, page 126, Register's Office for said County, showing the same divided into blocks, but not showing the blocks subdivided into small lots. According to a printed copy of an unregistered plan subdividing said blocks into small lots, said lot 125 is described as follows:

Beginning on the westerly margin of 21st Ave., North, formerly Vanderbilt Ave., a distance of 106 feet north of the northerly margin of Murphy Ave.; thence northerly along the westerly margin of said Ave., 50 feet; thence westwardly and parallel with Murphy Ave. 168 feet to an alley; thence southwardly with the easterly margin of said alley 50 feet; thence eastwardly and parallel with Murphy Ave., 168 feet to the beginning.

Being the same property vested in J. K. Petway (45/240 interest); Nannie B. Petway (45/240 interest); Jennie P. Kelley (45/240 interest); John Thomas Shook (12/240 interest); Henry Shook Jr. (12/240 interest); Mercedes Shook (12/240 interest); Verna Mae Shook (6/240 interest); Samuel J. D. Shook, Jr. (6/240 interest); Mary E. Walker (4/240 interest); Etta Mai Palmer (4/240 interest); and Erma Miller (4/240 interest) by virtue of Order of Judgement in the Probate Court of Davidson County (Case No. 73769) entered on December 21, 1983. (See Prior Warranty Deed at Book 1854, page 859, Register's Office for Davidson County, Tennessee.) Said Judgement (Case No. 73769) is recorded in Book 6296, page 370, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $30,000.00

Affiant

Subscribed and sworn to before me, this the 10 day of May 19 84

Notary Public

My commission expires: 1-1-86

(Affix Seal)

J. K. Petway acquired an additional 45/240 interest in said property under the terms of the last will and testament of Fleetwood Petway dated June 28, 1971, and probated November 29, 1982 in the Probate Court for Davidson County, Tennessee. (Recorded in Minute Book 281, page 40 and Will Book 141, page 147.)

The Powers of Attorney from all parties to J. K. Petway are recorded in Book 6296, pages 374 through 393, Register's Office for said County.

unimproved (XX)
This is improved ( ) property, known as 335 21st Avenue North, (House Number) (Street) Nashville, TN P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dr. William B. Ralph, Jr. his *heirs and assigns, forever.*

And we *do covenant with the said* Dr. William B. Ralph, Jr. *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.*

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* Dr. William B. Ralph, Jr., his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 23rd *day of* May, *19*84, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. K. Petway

J. K. Petway, Individually

J. K. Petway

J. K. Petway, Attorney in Fact for Nannie B. Petway, Jennie P. Kelly, John Thomas Shook, Mercedes Shook, Henry Shook Jr., Verna Mae Shook, Samuel J. D. Shook, Jr, Mary E. Walker, Etta Mai Palmer and Erma Miller

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* J. K. Petway

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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 Nashville *, Tennessee this* [illegible] *day of* May *, 19* 84.

[illegible], *Notary Public.*

Commission Expires [illegible].

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

I 2 4 0 1 7

IDENTIF. REFERENCE

FILED 12 23 PM '84

REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this [illegible] day of May, 1984, before me personally appeared J. K. PETWAY, to me known to be the person who executed the foregoing instrument in behalf of NANNIE B. PETWAY, JENNIE P. KELLY, JOHN THOMAS SHOOK, HENRY SHOOK, JR., MERCEDES SHOOK, VERNA MAE SHOOK, SAMUEL J. D. SHOOK JR., MARY E. WALKER, ETTA MAI PALMER AND ERMA MILLER, and acknowledged that he executed the same as the free act and deed of the aforesaid persons.

[illegible]
NOTARY PUBLIC

My commission expires:

[illegible]

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
5.00 MDEED
CHECK 113.50-
0364A05/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 4 0 1 7.

T.
IDENTIF. REFERENCE

MAY 23 12 23 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0038321