THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

Box 9

ADDRESS NEW OWNER:
Ridley Wills III
801 Fatherland Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Lomas & Nettleton Co.
P. O. Box 110016
Nashville, TN 37211

MAP-PARCEL NUMBERS:
18W-4265
82-16-199

WARRANTY DEED

BOOK 6596 PAGE 10

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Austin F. Ray, Jr. and wife, Elizabeth A. Ray hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ridley Wills III hereinafter called the Grantee, Grantee's 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. 74 on the plan of Barrow's Addition to Edgefield, of record in Book 1, page 13, Chancery Court for said County.

SAID Lot No. 74 fronts 50 feet on the northerly margin of Fatherland Street and extends back between parallel lines 170 feet with the easterly margin of Hudson Street, to an alley.

BEING the same property conveyed to Austin F. Ray, Jr. and wife, Elizabeth A. Ray by deed from M. F. Nocton and wife, Rubye L. Nocton, of record in Book 6221, page 23, and re-recorded in Book 6473, page 74, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to The Lomas & Nettleton Company, of record in Book 5280, page 606, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 801 Fatherland Street, Nashville, Tennessee 37206.

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 or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of June, 19 85

Elizabeth A. Ray
Elizabeth A. Ray

Austin F. Ray, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of June, 19 85, before me personally appeared Austin F. Ray, Jr. and Elizabeth A. Ray, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Nov 4 1987

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6596 PAGE 11

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 47,500.00.

Ridley Wills II
Affiant

Subscribed and sworn to before me, this the 28th day of June, 1985.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
Austin F. Ray, Jr. and wife,
Elizabeth A. Ray

to:
Ridley Wills III

IDENTIF. REFERENCE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

FELIX Z. WILSON II, Register
DAVIDSON COUNTY, TN
JUL 1 10 58 PM 85

J 1: 7 3 6: 9

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6596 PAGE 12

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			47500.00- CAMT.	
			123.50 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	130.00-
			3548A07/01/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J I 7 3 6 9

IDENTIF. REFERENCE

JUL 1 1 39 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149849