THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys** Box 2 Ca
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James P. Gracy
148 39th Ave., No.
Nashville, TN. 37209

SEND TAX BILLS TO:
Dominion Bankshares Mortgage
9900 Main Street
Fairfax, VA. 22031

MAP-PARCEL NUMBERS:
MAP 104-1
PARCEL 199
25W-8190

WARRANTY DEED BOOK 6731 PAGE 511

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, Century III Property, a partnership composed of Robert R. Mallory and S. Dan Anderson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James P. Gracy and W. D. Jenkins 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. 89 and parts of Lots 88 and 90 on the plan of part of West Grove Subdivision, of record in Book 421, page 109, Register's Office for said County, described as follows:

BEGINNING at a point on the easterly margin of 39th Avenue, North at the corner of Lot 82 and 89; thence with the line between said Lots Nos. 88 and 89 eastwardly 110 feet; thence southwardly 20 feet; thence eastwardly 50 feet; thence northwardly 92 feet; more or less, to a point 28 feet south of the corner of Lots 90 and 91; thence westwardly 24 feet and southwestwardly 56.5 feet to the line between said Lots Nos. 89 and 90; thence with the line between said Lots Nos. 89 and 90, westwardly 85 feet to the easterly margin of said 39th Avenue North; thence with same, southwardly 50 feet to the beginning.

BEING the same property conveyed to Century III Property, a partnership composed of Robert R. Mallory and S. Dan Anderson by deed from James M. Murchison, Jr., and wife, Sherri P. Murchison of record in Book 5620, page 649, 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 Dominion Bancshares Mortgage Corporation, of record in Book 6160, page 184, 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 148 39th Ave., No., Nashville, TN. 37209.

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 5th day of December, 1985.

Attest: _____
S. Dan Anderson, Partner

Century III Property
By: _____
Robert R. Mallory, Partner

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6731 PAGE 512

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___.

FELIX Z. WHITE
REGISTER
DAVIDSON COUNTY, TN
DEC 10 2 16 PM '85

IDENTIFICATION REFERENCE

5 9 7 5 7

CHECK

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 39,710.11.

_____
Affiant

Subscribed and sworn to before me, this the 5th day of December, 19 85.

_____
Notary Public

My Commission Expires: 11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Robert R. Mallory and S. Dan Anderson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to partners of Century III Property, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and seal, this the 5th day of December, 1985.

_____
Notary Public

My Commission expires: 11-1-87

WARRANTY DEED

from:
Century III Property

to:
James P. Gracy

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

TN 24381

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

RECEIVED OF _____

FOR _____

BOOK 6731 PAGE 513

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

357[illegible]- CO MT
103.52 CO TX
.50 MO TX
6.00 MISC
CHECK 109.78-
4776A12/10/85 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 7 5 7

IDENTIFICATION REFERENCE

DEC 10 12 16 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 199795