FILE #6466 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7439 PAGE 804

4766 12/31 0101 03CHECK 104.50

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LLOYD O. GRAGG, JR. (NAME)	NEW OWNER (NAME)	MAP 26-1
201 Bluebird Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 48
Goodlettsville, Tennessee 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB #G07806

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, L. O. GRAGG and wife, NELL LEE GRAGG

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LLOYD O. GRAGG, JR. and wife, AMELIA H. GRAGG, d/b/a GRAGG PROPERTIES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the southerly 150 feet of lot 3, Block "G" on the plan of Roscoe Place, Goodlettsville, Tennessee, as of record in Book 843, page 72, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Drake Street and runs back 150 feet on the easterly line and 150 feet on the westerly line to a dead line, measuring 47 feet, nine inches thereon.

Being the same property conveyed to L. O. Gragg and wife, Nell Lee Gragg, by deed from Elwyn L. Robbins and wife, Gloria M. Robbins, of record in Book 1758, page 123, said Register's Office.

This conveyance is made subject to: 1) 1987 Taxes; and 2) All matters appearing on the Plan of record in Book 843, page 72, said Register's Office.

9.4.6 3 6.

IDENTIFICATION REFERENCE

DEC 31 11 55 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 302 Drake Street, Goodlettsville, Tennessee 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of December, 1987

L. O. Gragg
L. O. GRAGG

Nell Lee Gragg
NELL LEE GRAGG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, L. O. Gragg and wife, Nell Lee Gragg with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 24th day of December 19 87.

My commission expires 3/11/91 Notary Public Helen M. Scott

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, 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 $ 35,000.00.

Lloyd O. Gragg, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December, 19 87.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL) Helen M. Scott
Notary Public

WARRANTY DEED

FROM L. O. GRAGG and wife, NELL LEE GRAGG

TO LLOYD O. GRAGG, JR. and wife, AMELIA H. GRAGG d/b/a GRAGG PROPERTIES

PLEASE RETURN TO: File Box 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7439 PAGE 806

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 35000.00
				CON TX 98.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 104.50
				CHECK 104.50
12/31/87	01			11:57 0001 4766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94636.

IDENTIFICATION REFERENCE

DEC 31 11 55 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49830