WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Paul A. Evans and wife Willia Evans 813 Kirkwood Ave Nashville Tn. 37204	Same	81-15-567

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Paul A. Evans
Affiant

Subscribed and sworn to before me this 15th day of June 1988.

Susan A. Smith
Notary Public

My Commission Expires:
1/21/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledge, I, ROBERT H. GREGORY, a single person, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto PAUL A. EVANS and wife, WILLIA EVANS, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 10 in the Subdivision of two acres, and four poles of ground owned by Mrs. Jane Gillian, at the time of her death, now in the 3rd Ward of the City of Nashville, located on the north side of Jefferson Street, the same was formerly in the 13th Civil District of said County, a plan of which subdivision is of record in Book 2, Page 9, Chancery Court at Nashville.

Said Lot fronts 29 feet on the northerly margin of Jefferson Street, and runs back 194 feet on the easterly line and 195.7 feet on the westerly line to a 10-foot alley.

INCLUDED in the above description, BUT SPECIFICALLY EXCLUDED from this conveyance is the following tract:

BEING a part of Lot No. 10 in the Subdivision of Two Acres and Four Poles of ground owned by Mrs. Jane S. Gilliam at the time of her death, now in the 3rd Ward of the City of Nashville, and is located on Page 9 of Plan Book 2, Chancery Court at Nashville, Tennessee.

BEGINNING at the northwesterly corner of a certain tract of land conveyed to A. W. Crutcher and wife, as

of record in Book 406, Page 429, Register's Office for Davidson County, Tennessee. Said corner also being the northeasterly corner of Lot No. 1 on the Map of John L. Brown's Subdivision, as of record in Book 21, page 136, Register's Office for Davidson County, Tennessee; thence with the common line between said tracts of land, South 17 deg. 48' 37" East 66.73 feet to a point; thence North 81 deg. 03' 58" East 49.80 feet to a point on the common line of said Crutcher tract and a certain tract of land conveyed to Frank Flowers and wife, as of record in Book 1278, Page 148, Register's Office for Davidson County, Tennessee; thence with the common line between the last two mentioned tracts of land North 8 deg. 27' 36" West 65.95 feet to a point in the southerly margin of an alley; said point being the common corner between the last two said tracts; thence with the southerly margin of said alley, South 81 deg. 03' 17" West 60.65 feet to the point of beginning.

Being the same property conveyed to Robert H. Gregory by deed from Walter H. Carter and wife, Donna K. Carter, said deed being of record in Book 6610, Page 82, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1818 Jefferson Street, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1988 which the Grantees herein assume and agree to pay.

AND I do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

40298

IDENTIFICATION

JUN 15 1 28 PM '88

FELIX Z. WILSON JR REGISTER DAVIDSON COUNTY TN

WITNESS our hands this 15th day of June, 1988.

Robert H. Gregory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

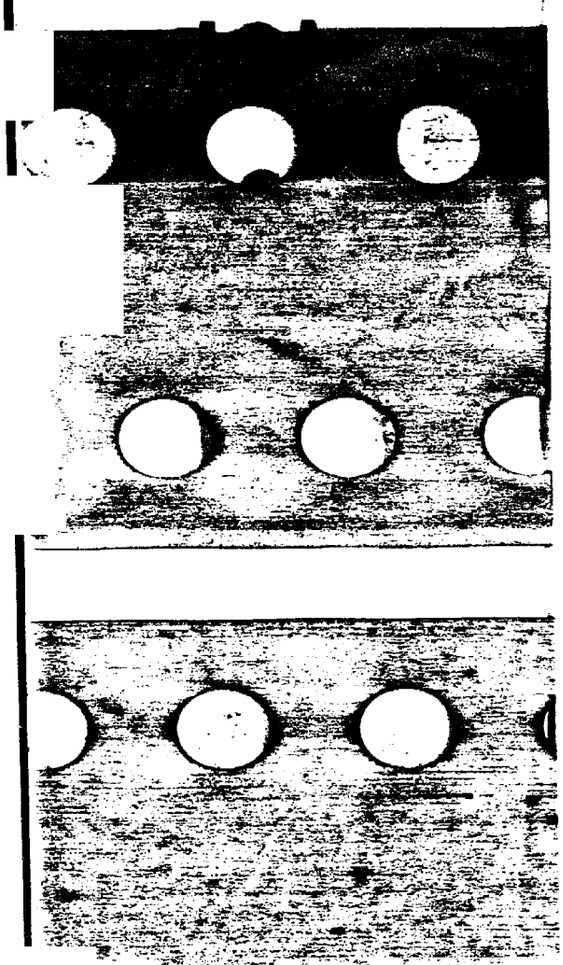
On this 15th day of June, 1988, before me personally appeared ROBERT H. GREGORY, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, TN, this 15th day of June, 1988.

Notary Public

My Commission Expires:
4/22/90

5753 06/15 0101 03CHECK 104.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7573 PAGE 714

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
06/15/88		01		13:29 0001 5753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40298

IDENTIFICATION REFERENCE

JUN 15 1 28 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102584