THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

mail

BOOK 7639 PAGE 109

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KENNETH L. GIVENS	C & S Mortgage Company	MAP 83-10
(NAME)	(NAME)	
1804 Woodland Street	P.O. Box 656	PARCEL 324
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37206	Tucker, Georgia 30085-0656	23W 07112
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND FIVE HUNDRED THIRTY TWO AND 21/100- *Dollars.*

AUSTIN F. RAY, JR. and wife, LILLIAN S. RAY

have this day bargained and sold, and do hereby transfer and convey unto the said KENNETH L. GIVENS and wife, BECKY GIVENS

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

BEING the easterly 45.0 feet of Lot No. 37 on the Map of Richardson Place, as of record in Book 547, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Lillian Grizzard Stratton and Austin F. Ray, Jr., as Joint Tenants with Rights of Survivorship and not as Tenants in Common, by deed from Victor R. Delcos and wife, Barbara A. Barrett of record in Book 6987, page 813, Register's Office for Davidson County, Tennessee; the said Lillian Grizzard Stratton and Austin F. Ray, Jr., having since married and Lillian Grizzard Stratton is now known as Lillian S. Ray.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to C & S Mortgage Company of record in Book 6987, page 816 and subsequently assigned to C & S Commercial Corp of record in Book 6987, page 821, R.O.D.C. and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 69,532.21

Subscribed and sworn to before me this the 26th *day of* August *19* 88

My commission expires March 11, 1990

(Affix Seal)

Affiant Kenneth L Givens

Notary Public

unimproved ( )
This is improved (XX) property, known as 1804 Woodland Street, Nashville, Tennessee 37206
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders

Witness our hands this 26th *day of* August *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date*

Austin F. Ray Jr.
Lillian S Ray

Kenneth L Givens
Becky Givens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7639 PAGE 110

Personally appeared before me Mitchell A. Watts, a Notary Public in and for said County and State AUSTIN F. RAY, JR. and wife, LILLIAN S. RAY

the within named bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August 19 88

Mitchell A. Watts Notary Public

Commission expires March 11, 1990

MITCHELL A. WATTS NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public 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 _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19__

_____ Notary Public

Commission expires _____

AUG 30 9 52 AM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

INTANGIBLE TAX REFERENCE

63081

WARRANTY DEED

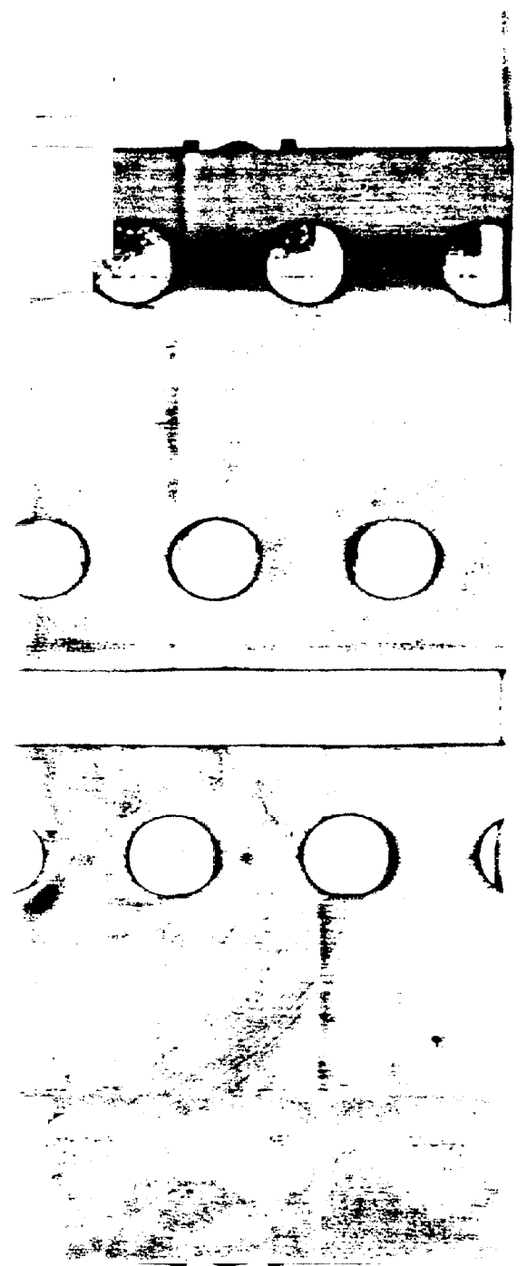
FROM

AUSTIN F. RAY, JR. and wife,
LILLIAN S. RAY

TO

~~KENNETH~~ L. GIVENS and wife, BECKY GIVENS

2148 08/30 0101 03CHECK 235.85



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7639 PAGE 111

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 69532.21
CON TX 229.35
PRFEE 0.50
WDEED 6.00
TOTAL 235.85
CHECK 235.85

08/30/88 01 09:53 0001 2148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

630811

ENTIFT REFERENCE

AUG 30 9 52 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 128645