THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
STEPHEN S. RAY ET UX
RT. 2, BOX 610
ASHLAND CITY, TN 37015

MAP/PARCEL NUMBER:
MAP 008-00-0
PARCEL 173

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,600.00.

Stephen S. Ray
AFFIANT

Subscribed and sworn to me, this the 29th day of MARCH, 1989.

Notary Public
My commission expires: 8-11-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, LOY L. THOMAS, JR., hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said STEPHEN S. RAY ET UX, CHERI B. RAY, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as BAXTER ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

Meda Thomas, wife of the Grantor herein, joins in this conveyance solely for the purpose of conveying any right, title and interest she may have in the property described herein, marital or otherwise.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 29TH day of March, 1989.

Loy L. Thomas, Jr.

Meda Thomas

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy L. Thomas, Jr., et ux, Meda Thomas, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 29TH day of March, 1989.

Denise C. Allen

notary public

My commission expires: 5-11-92

EXHIBIT 'A'

A TRACT OF LAND in the 1st Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being Tract No. 1 of the Loy Leo Thomas Subdivision, of record in Plat Book 6200, page 807, Register's Office for Davidson County, Tennessee. Reference is made to said plat for a more complete description therein.

BEING the same property conveyed to Loy L. Thomas, Jr., by Warranty Deed from Curry E. Thomas and wife, L. Burneece Thomas, of record in Book 7175, page 394, Register's Office for Davidson County, Tennessee.

0405 03/30 0101 03CHECK 70.88

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

2. Plat of record in Book 6200, page 807, Register's Office for Davidson County, Tennessee.

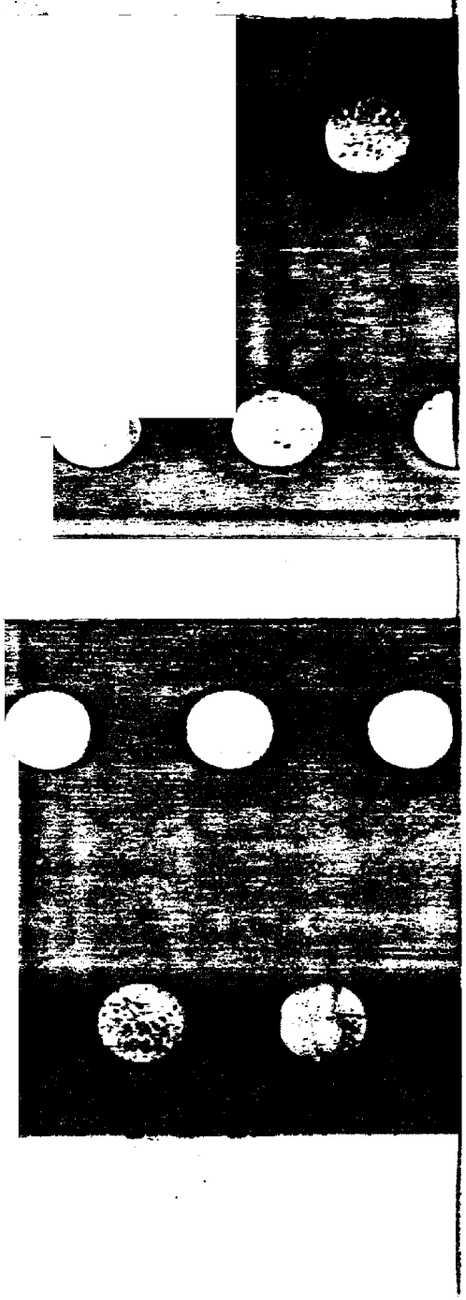
3. Exceptions to Plat of record in Book 6200, page 807, R.O.D.C.T., which include a 5-foot public utility easement along three sides of said lot and shows a shaded area where building is to be put.

20418

IDENTIFICATION REFERENCE

MAR 30 9 45 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7804 PAGE 283

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

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

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 18600.00
CON TX 61.38
PRFEE 0.50
WDEED 9.00
TOTAL 70.88
CHECK 70.88

03/30/89 01 09:46 0001 0405

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20418

IDENTIFI REFERENCE

MAR 30 9 45 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 194877